

Mansfield, Marsh Road, Walpole St. Andrews

4 Bedroomed detached bungalow for sale | Guide: **£295,000**

Highlights

- Subject to Agricultural Occupancy restriction
- Detached 4 bedroomed bungalow
- Rural village location
- 4.5 acres of paddocks
- Double garage
- Stables, kennels and hay barn

Description

This spacious detached bungalow is situated on a generous plot of approximately 5.5 acres (STS) and benefits from having four bedrooms with an ensuite to the master bedroom and good sized utility room. Outside is fully fenced and includes kennels, double garage workshop and haybarn.

Location

From Wisbech Freedom Bridge Roundabout, take the Lynn Road signposted Walksoke. At the mini roundabout proceed straight on. At the next set of traffic lights turn left signposted West Walton. Continue along and upon entering West Walton take note of the church immediately in front of you. Follow the road round into Mill Road and continue along for approximately 2 miles. Follow the road round to the right and then turn left into Marsh Road where the property will be found on your right



Mansfield, Marsh Road, Walpole St . Andrew PE14 7HL

Accommodation

Entrance lobby

Utility: 2.57m x 1.8m fitted units and cloakroom

W.C.

Entrance Hall

Kitchen : 4.50m x 2.92m newly fitted units and white goods

Dining Room: 3.84m x 3.35m

Conservatory: 4.27m x 2.79m

Bathroom : sink and bath with shower

Bedroom 1: 4.06m x 3.61m with en-suite

Bedroom 2: 4.47m x 4.32m

Bedroom 3: 3.35m x 3.30m

Bedroom 4: 3.35m x 1.93m

Outside: 4.5 acres of fully fenced paddocks to the rear, large front garden with enclosed rear garden, front gravel drive leading to garage hay barn and kennels

EPC Rating: TBC

Restrictions

Please note that the property is subject to an agricultural occupancy restriction.

Local Authority

King's Lynn & West Norfolk borough Council, King's Court, Chapel Street, King's Lynn, Norfolk United Kingdom PE30 1EX
T: 01553 618200

Guide Price: £295,000

Positive Covenant

The vendor will retain 50% of any development value for a period of 25 years.

Consideration will be 50% of the enhance value of the affected part. The enhance value shall be calculated by deducting from the Open Market Value of the affected part the aggregate of the current use value and the reasonable and proper cost and expenses reasonably incurred in obtaining relevant planning permission.

Areas & Plans

All plans are for identification purposes only and areas were taken from the rural land registry data October 2017

Enquiries

All enquiries should be directed to Marcus J Hawkins :

T: 01366 387180

E: marcus@barryhawkins.co.uk

The Estate Office, 15 Lynn Road, Downham Market, Norfolk PE38 9NL

IMPORTANT NOTICE: Barry L Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact.

Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

