

# Autumn Cottage, Modney Hall Road, Hilgay

4 Bedroomed detached chalet bungalow | Guide: **£245,000**

## Highlights

- Subject to Agricultural Occupancy restriction
- Detached 4 bedroomed Chalet bungalow
- Rural location
- 1.5 acres of gardens
- Integral garage
- store and hay barn

## Description

This spacious detached house is situated on a generous plot of approximately 1.5 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 garage / workshop and haybarn.

## Location

From Downham Market head south on the A10 toward Ely for approximately 4 miles turn right onto Modney Hall Road and the property can be found third on your right. The property sits on its own large plot of land set in a rural location with views over the fens.

## Accommodation

Entrance Hall with stair leading to the first floor and opens leading to:

Sitting Room: 3.57m x 5.1m with French doors to conservatory



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Dining Room	3.6m x 3m with opening leading to
Kitchen:	3.32m x 3m with fully fitted units and breakfast bar
Utility	1.8m x 2.15m fitted units and plumbing for washing machine and dryer
Bathroom :	sink and WC with shower
Bedroom 1:	4.56m x 3.62m with en-suite
Bedroom 2:	3.6m x 2.75m with fitted wardrobes
Bedroom 3:	3.5m x 2.45m
Bedroom 4:	2.35m x 2.93m

**Outside:** 1.5 acres of gardens to the front and rear of the house with vegetable patch and area leading to the workshop / barn

**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: £245,000**

## 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.

## Solar Panels

Solar Panels are fitted to the roof of the property generating an annual income of £500 to £600 per annum

## 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](mailto:marcus@barryhawkins.co.uk)  
The Estate Office, 15 Lynn Road, Downham Market,  
Norfolk PE38 9NL

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