

LANDLES



4 Park Farm Barns | Snettisham | Norfolk



Traditionally styled 4 bedroom, 2 bathroom property in red brick under pantiled roofs in a private group of barn conversions and new build residences in the sought after village of Snettisham.

Contemporary open plan layout with ample parking and Double Garage. Bright East/West aspects.

Underfloor Heating & Oak Flooring

Purchase Price £675,000

Folio: B/524ts





- **Modern, Open Plan Accommodation**
- **Living Area / Dining Area / Kitchen**
- **Ground Floor WC**
- **Utility Room**
- **Stairs to First Floor Landing**
- **4 Bedrooms, Principal with Ensuite**

- **Family Bathroom**
- **Well specified with Underfloor Heating & Oak Flooring to GF**
- **Gardens to Front, Side & Rear with Ample Off-Road Parking**
- **Situated within a Private Complex on the edge of Snettisham Village**

Situated on the edge of the sought after West Norfolk village of Snettisham within the private **Park Farm Barns** complex, is this attractive 4 bedroom family residence. Newly constructed in 2013 by Michael McNamara Associates in a vernacular 'barn style' with pantiled roofs, the property is finished to a good specification which includes underfloor heating, wide plank oak flooring throughout the ground floor, oak internal doors along with double glazed timber windows and doors. Internally the property has been designed with modern living in mind with a completely open plan layout whilst still retaining a sense of three separate areas – living, dining and kitchen. There are plenty of windows providing ample light with French doors opening the accommodation out to the garden and to the extended sandstone patio area, ideal for alfresco entertaining. The oak staircase leads to a central landing from which there are 4 bedrooms, the principal suite of which is an airy dual aspect bedroom with delightful views over the paddock behind and private ensuite shower room. Positioned in a corner of the development, the gardens on offer wrap around the rear and side of the property and are of a respectable width. Although mostly laid to lawn for ease of maintenance, there are a number of well-established roses clambering up trelliswork fences, French lavenders and superb climbing hydrangea shaped around the rear of the property. A view of St Marys Church spire can be seen through the trees. A gate at the side leads to the front which boasts a gravel driveway providing suitable parking for several vehicles with potential to further extend if so required. The remainder of the front garden is laid to lawn with paved pathway leading to the front door and traditional black wrought iron railings defining the boundary with the roadway. Of particular note and benefit is the attached Double Garage with timber double garage doors, ideal for secure storage of vehicles or boats. The village of **Snettisham** is a popular residential location due to its conveniently close proximity to the North & West Norfolk coastline and amenities on offer in the towns of King's Lynn & Hunstanton. Well stocked with a range of local amenities including mini-market and primary school, there are various well known eateries including The Old Store, Old Bank, The Queen Victoria and Rose & Crown. There is a footpath leading from Park Farm Barns into the village centre with many walking opportunities available locally and on nearby Snettisham Beach, with RSBP bird reserve well publicised for attracting a variety of migrating birds. Viewing is highly recommended with the accommodation comprising;

Living / Dining Area 33' 9" x 30' (10.29m x 9.14m) (Max, L-Shaped)
 Living Area – Dual aspect with French doors to the garden, oak flooring, gas fire with stone surround & hearth, inset ceiling spotlights and skirting. Open to;
 Dining Area – With Front entrance door, staircase to first floor landing, oak flooring, BT telepoint point and skirting. Open to;

Kitchen 15' x 8' 5" (4.57m x 2.57m)

With fitted wall & base units with shaker style doors, woodblock worktop, ceramic Belfast sink with monobloc tap, point & space for a gas range cooker with stainless steel splashback & extractor hood above, integrated dishwasher, space for an American fridge/freezer, inset ceiling spotlights, programmer for hot water system, skirting and French doors to the garden. Deep understairs cupboard.

Utility Room 6' 6" x 5' 8" (1.98m x 1.73m)

With fitted base units, woodblock worktop, stainless steel sink with drainer & monobloc tap, plumbing & space for a washing machine, space for a tumble dryer, inset ceiling spotlights, extractor, skirting, cupboard housing gas fired boiler and integral door to the Garage.

WC 5' 10" x 3' 4" (1.78m x 1.02m)

With low level WC, wall mounted hand basin with mixer tap & tiled splashback, inset ceiling spotlights, extractor and skirting.

Stairs to First Floor Landing

With oak staircase, airing cupboard housing hot water cylinder, inset ceiling spotlights, radiator with TRV and skirting.

Bedroom 1 14' 6" x 13' 11" (4.42m x 4.24m)

Dual aspect with inset ceiling spotlights, cupboard with rail & shelf, radiator with TRV and skirting.

Ensuite 8' 3" x 4' 8" (2.51m x 1.42m)

With low level WC, pedestal hand basin with mixer tap, shower cubicle with thermostatic shower & sliding glazed door, tiled floor, tiled surrounds, inset ceiling spotlights, sun tunnel rooflight, 2x extractors, wall light, shaver point, towel radiator and skirting.

Bedroom 2 14' 7" x 7' 7" (4.44m x 2.31m)

With inset ceiling spotlights, radiator with TRV, loft hatch and skirting.

Bedroom 3 11' 1" x 8' 4" (3.38m x 2.54m)

With inset ceiling spotlights, cupboard with rail & shelving, radiator with TRV and skirting.

Bedroom 4 11' 9" x 7' 6" (3.58m x 2.29m)

With inset ceiling spotlights, loft hatch, radiator with TRV and skirting.

Bathroom 9' 2" x 8' 11" (2.79m x 2.72m) (Max)

With low level WC, pedestal hand basin with mixer tap, panelled bath with mixer taps & handheld attachment, corner shower cubicle with thermostatic shower & sliding glazed doors, tiled floor, tiled surrounds, inset ceiling spotlights, shaver point, towel radiator and skirting.





The Grounds

The property is set at the end of the private roadway with wrought iron fencing and gravel driveway affording off road parking for several vehicles along with access to the **Double Garage 19' x 18' 2"** (5.79m x 5.54m) with 2x sets of double doors, personnel rear door, lighting & power. The remainder of the front garden is mostly laid to lawn with paved pathway to the front door lined with scented lavenders. A gate at the side allows external access to the rear garden which wraps around the side and rear of the property and overlooks paddock land beyond. The garden consists of formal lawns with a variety of planting including roses, lavender, hydrangea and sycamore tree. The sandstone patio is positioned just off the living area and has been extended by the Vendors with ample space for outdoor furniture.





Park Farm Barns, Bircham Road, Snettisham, Norfolk PE31 7NG

Total Area Approx: 1758 ft² ... 163.3 m² (excluding double garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Private Roadway There is a management company in place for maintenance of the private roadway. We are advised by the Vendor that the resident's annual charge payable is currently at £400 per annum.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "E" with a current annual charge of £2,990.72, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



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Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.uk

w: www.landles.co.uk