



KINGS FARMHOUSE, STATION ROAD, SNETTISHAM



DESCRIPTION

“Kings Farmhouse” is a stunning Carrstone property, located in the popular coastal village of Snettisham. Having undergone extensive works by the current owners, the home has an abundance of period features and character including exposed beams, exposed brick work & fireplaces, twinned with the modern benefits of gas central heating, a triple garage and a separate home office. This beautiful family home has four bedrooms, two shower rooms, further en suite & four reception rooms including a 28’ conservatory with bi-folding doors. The interesting gardens have both lawned and patio areas, making them perfect for entertaining, and have a variety of established flower beds and water features.

Snettisham not only has its own beach and nature reserve to enjoy, but other fantastic amenities, such as a regular bus service, supermarket, doctors surgery, vets, hairdressers, restaurants and an award winning pub and hotel. Only 10 miles north of King’s Lynn and the North Norfolk Coast in the other direction, you’re well placed for everything!

ENTRANCE HALL

With vaulted ceiling and exposed brickwork.



SITTING ROOM

Dual aspect windows, French doors to conservatory and feature fireplace.

DINING ROOM

Large feature fireplace, beams, dual aspect windows.



SNUG

With windows to side and front, this was the former dairy.



KITCHEN/BREAKFAST ROOM

Dual aspect windows, a range of base and wall units, space for a dining set.

CONSERVATORY

Bi-fold doors to patio area.

UTILITY

Window and French doors to rear.

DOWNSTAIRS SHOWER ROOM

Window to rear, low level WC, basin, vanity unit, heated towel rail & shower.

STUDY

Exposed brick wall, windows to front and side.

MASTER BEDROOM

Dual aspect windows



EN SUITE SHOWER ROOM

Window to rear and Velux. Built in vanity unit, low level WC, basin, shower & heated towel rail.

BEDROOM

Window to rear, built in wardrobe.

BEDROOM

Window to rear, built in wardrobe.

BEDROOM

Former Hayloft. Window to side, built in wardrobes and eaves storage.

FAMILY SHOWER ROOM

Window to rear, low level WC, basin, shower.

SEPARATE HOME OFFICE/SUMMERHOUSE

Windows and French doors to garden and patio area. Newly redecorated and carpeted, downlights.



OUTSIDE

To the front is a shingled driveway to triple garage. Gated area the front leads to a sunny patio area and walled garden laid to lawn. To the side are some raised vegetable beds, leading to the rear, landscaped garden



SERVICES

Gas fired central heating

Tenure: Freehold.

Postcode: PE31 7QS

EPC: D

GENERAL REMARKS and STIPULATIONS

All measurements are maximums.

No services have been tested by the agent.

Energy Performance Certificate



141, Station Road, Snettisham, KING'S LYNN, PE31 7QS

Dwelling type: Detached house
Date of assessment: 18 October 2016
Date of certificate: 18 October 2016
Reference number: 9288-0909-6220-6446-3914
Type of assessment: RdSAP, existing dwelling
Total floor area: 183 m²

Use this document to:

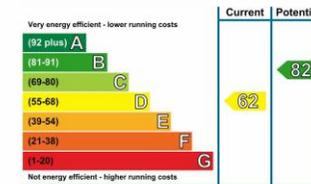
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,097
Over 3 years you could save	£ 1,920

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 300 over 3 years	
Heating	£ 4,239 over 3 years	£ 2,607 over 3 years	
Hot Water	£ 435 over 3 years	£ 270 over 3 years	
Totals	£ 5,097	£ 3,177	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,350	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 312	
3 Low energy lighting for all fixed outlets	£35	£ 105	

See page 3 for a full list of recommendations for this property.

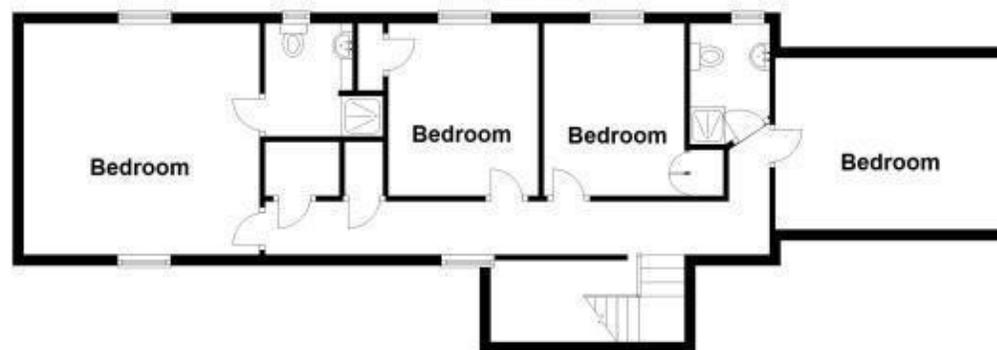
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Ground Floor



First Floor



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