



MARKET COTTAGE, LYNN ROAD, SETCHEY



DESCRIPTION

MARKET COTTAGE, part a former coaching inn dating back to pre 18th century, was lovingly converted by previous owners. The Grade II Listed end of terrace is one of three cottages that The Bull Inn & Alehouse was split into and benefits from many period features including wooden floorboards, period fireplaces, large beams, high ceilings and a fabulous brick and carrstone façade. The property has a grand approach, via the pretty gardens and is set over three storeys above the large cellar.

The property is located in the village of Setchey and on the A10, providing great access to Downham Market, Cambridge and London. Within a 3 mile radius, you have the village of West Winch with its shops, restaurants, community centre and more.

ENTRANCE HALL

A good size with window to front, beams, wooden flooring and radiator.



CLOAKROOM

Low level WC, basin. Access to cellar.

CELLAR

Large storage area with potential to convert (subject to PP and consent)

LIVING ROOM

With windows to side and front, beautiful fireplace, beams and exposed brick and carrstone wall. Radiator.



DINING/FAMILY ROOM

Large space with window to front, beams and radiator.



KITCHEN/DINER

Window and door to front and windows to side with patio doors leading outside. A range of base and wall units.



MASTER BEDROOM

Windows to front and side. Feature fireplace. Door to en suite. Walk in wardrobe.



EN SUITE

Wet room with shower, low level WC, basin and heated towel rail.

BEDROOM

Double room with window to front.



BEDROOM

Double room with window to front.

FAMILY BATHROOM

Window to side. Bath with shower over, basin and low level WC.

LANDING

Roof light, exposed beams.

BEDROOM

Windows to front and side. Exposed beams. Eaves storage.

BEDROOM

Windows to front and side. Exposed beams. Eaves storage.



CLOAKROOM

Low level WC and basin.



OUTSIDE Driveway and large garage. Path to front. Lawned gardens.



DOUBLE GARAGE 5.9m x 5.1m

Up and over door, window to side, door to side.

SERVICES

Oil fired central heating

Mains electricity and water

Private drainage.

Tenure: Freehold.

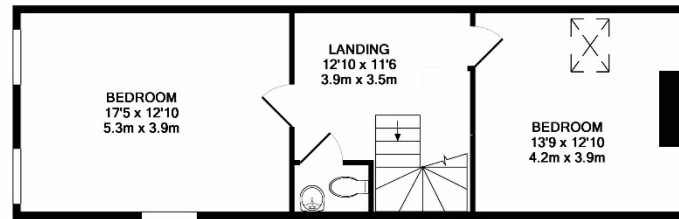
Postcode: PE33 0BD

EPC: Exempt – Grade II Listed

GENERAL REMARKS and STIPULATIONS

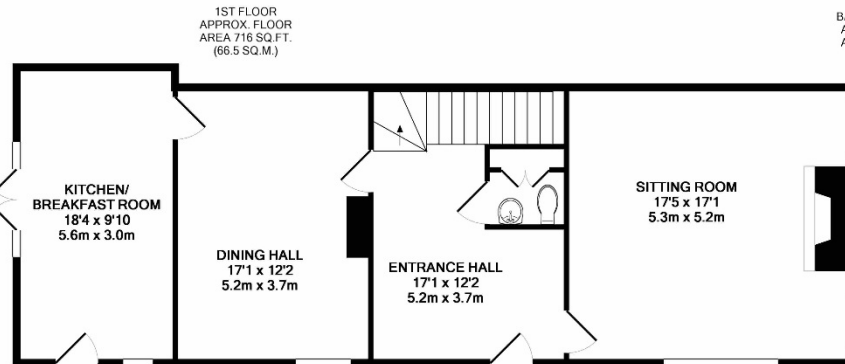
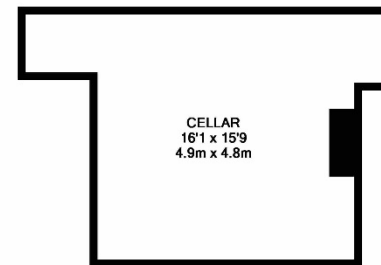
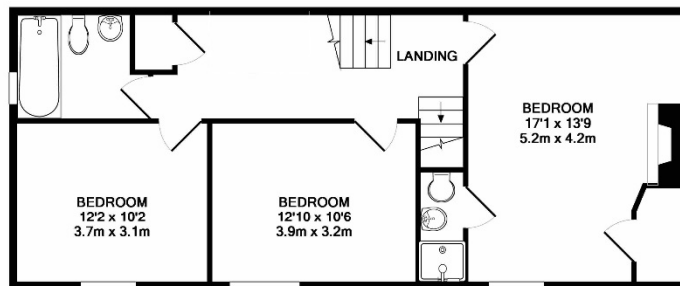
All measurements are maximums.

No services have been tested by the agent.



TOTAL APPROX. FLOOR AREA 2413 SQ.FT. (224.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



BASEMENT LEVEL
APPROX. FLOOR
AREA 280 SQ.FT.
(26.0 SQ.M.)

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.