



A SEMI-DETACHED THREE BEDROOM PERIOD COTTAGE WITH BEAUTIFULLY MATURE GARDENS BACKING ONTO PADDOCKS

7 Stanhoe Road, Bircham Tofts, Norfolk PE31 6QT

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ESTABLISHED 1966

**7 Stanhoe Road
Bircham Tofts
Norfolk
PE31 6QT**

A beautifully presented cottage which has been improved and extended and is situated in a popular village

Guide Price: £475,000 (17.07.24)
Freehold BUR240133

- A very well-presented 19th century semi-detached cottage.
- Extended and improved to a high standard by the current owner.
- Accommodation of over 1400 sq.ft. set out as follows: Entrance Hall, Bathroom/WC, Kitchen/Breakfast Room, Dining Room/Living Room, Sitting Room, Landing, Master Bedroom with En-suite Bathroom/WC and two further Bedrooms.
- To the front is a shingled parking and turning area and to the rear is an enclosed and well-tended lawned garden with paved terrace, storage shed and a substantial greenhouse.
- Desirable features include double glazed windows and doors, oil-fired central heating, Open fire, Oil Fired AGA, French doors to rear garden and terrace from the Kitchen.





BIRCHAM TOFTS is one of the Birchams, a cluster of charming rural villages surrounded by rolling farmland, much of which is owned by the neighbouring Royal Estate of Sandringham.

The village is conveniently situated for the north Norfolk coast (Brancaster 8 miles), which is designated an Area of Outstanding Natural Beauty, as well as the delightful Georgian village of Burnham Market (8 miles), where a good selection of individual shops, restaurants, pubs and facilities can be found.

The Hanseatic port and medieval market town of King's Lynn is about 12 miles away and offers a wider range of shops and high street stores along with a mainline rail connection to Kings Cross (97 minutes).

Great Bircham has a thriving general store-cum-cafe selling a wide range of food and vegetables, a 12th century church (listed Grade I) and a well-regarded public house, hotel and restaurant, The King's Head.

HEATING: Oil fired central heating, Oil Fired AGA and open fire.

COUNCIL TAX: Band C.

SERVICES: Mains water, electricity and drainage to septic tank.

BROADBAND: Ofcom indicate that Ultrafast broadband is available at the property.

MOBILE COVERAGE: Ofcom indicate that O2 and Vodafone have a limited voice and data service inside the property and that O2, Vodafone and EE have voice and data outside the property but that Three has limited voice and data outside.









FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk





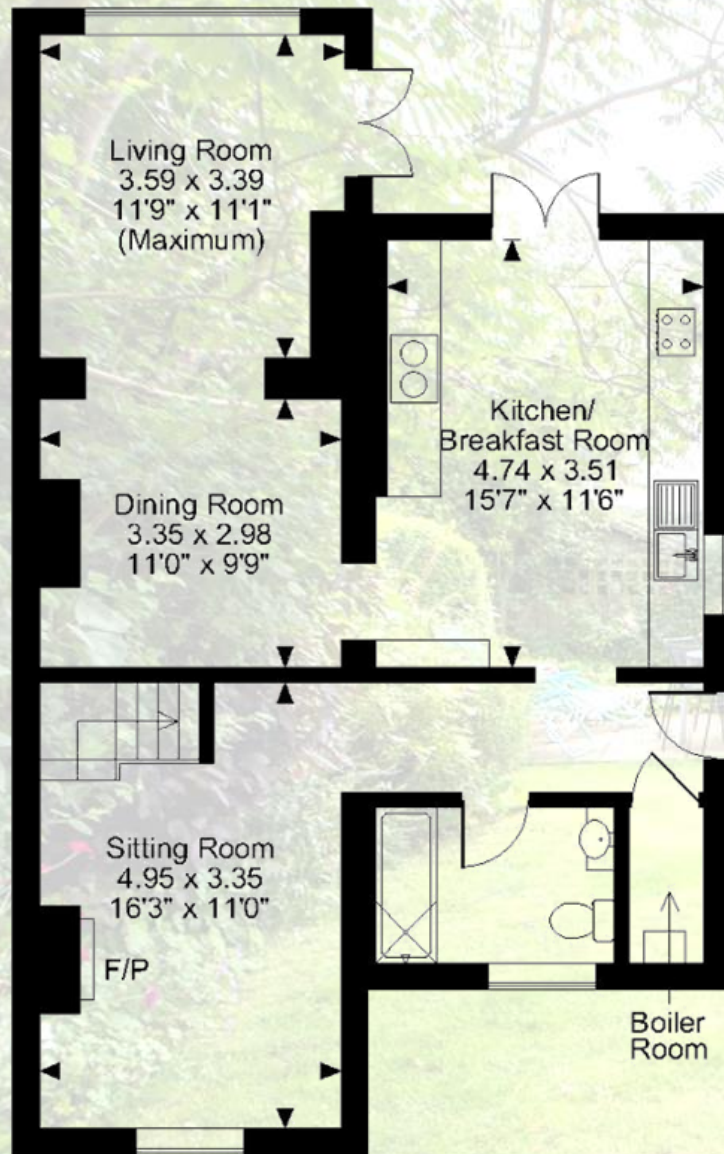
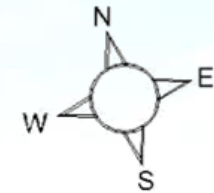
Stanhoe Road, Bircham Tofts, Norfolk

Approximate Gross Internal Area

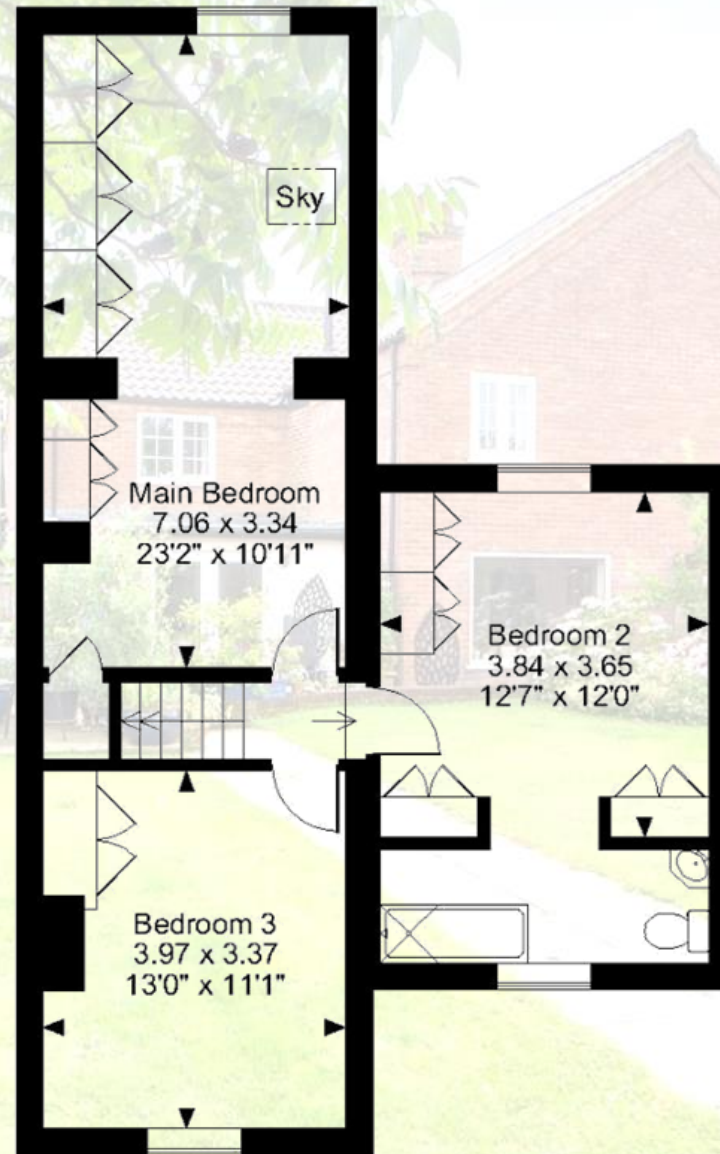
Main House = 1443 Sq Ft/134 Sq M

Greenhouse = 98 Sq Ft/9 Sq M

Total = 1541 Sq Ft/143 Sq M




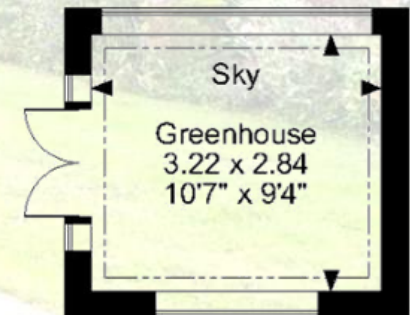
Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE (EPC):

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.com			



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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