

The Gatehouse, LOWER FARM MEWS, Tittleshall

Guide Price £500,000

Minors & Brady

The Gatehouse, LOWER FARM MEWS

Tittleshall, Kings Lynn

GUIDE PRICE: £500,000-£550,000. This impressive four-bedroom home forms part of Lower Farm Mews, an exclusive collection of just nine individual properties.

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- Exclusive four bedroom home forming part of Lower Farm Mews, a distinctive development of just nine individual properties arranged around a beautifully restored Norfolk farmstead courtyard
- Generous and thoughtfully designed accommodation, offering four well proportioned bedrooms alongside spacious reception areas and excellent flexibility for modern family living
- Impressive kitchen, dining and living space, creating a substantial open plan area with plenty of room for cooking, dining, relaxing and entertaining
- Separate lounge with feature fireplace, providing an additional reception space with a more traditional feel and a comfortable setting for relaxing
- Principal bedroom with private ensuite, complemented by a generous family bathroom and separate utility room for added everyday practicality
- High quality specification throughout, including a traditional heritage style shaker kitchen, quartz worktops, ceramic Belfast sink, brushed chrome fittings and integrated appliances
- Highly energy efficient EPC A home, incorporating an air source heat pump, underfloor heating, solar panels and battery storage to help reduce energy consumption and ongoing running costs
- Private garden and outdoor space, with the property forming part of a carefully designed development that combines individual gardens with an attractive shared courtyard setting








BOSCH
MultiBox
XXL
LowFrost

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:













The Gatehouse, LOWER FARM MEWS

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GUIDE PRICE: £500,000-£550,000. This impressive four-bedroom home forms part of Lower Farm Mews, an exclusive collection of just nine individual properties created around a restored farmstead courtyard in the Norfolk countryside. The Gatehouse has been thoughtfully designed to combine the character and charm of a traditional Norfolk property with the comfort, efficiency and specification of a new home, offering generous single-level accommodation, a substantial open-plan kitchen, dining and living space, a separate lounge, private garden and a high-quality finish throughout. The peaceful edge-of-village setting provides a wonderful opportunity to enjoy the countryside while remaining well placed for access to nearby market towns and the wider Norfolk region.

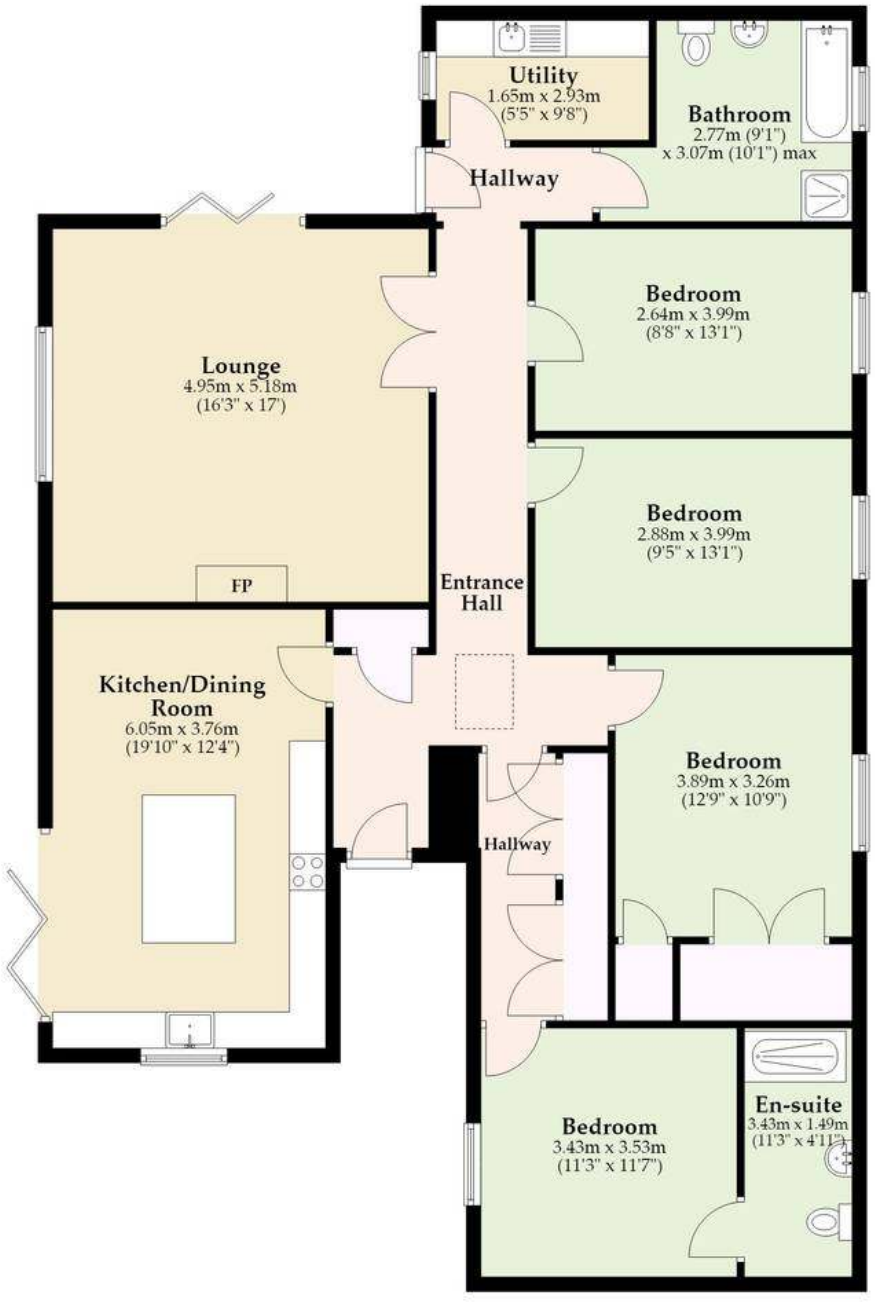
Location

Situated in the peaceful village of Tittleshall in the heart of rural West Norfolk, Lower Farm Mews enjoys a quiet countryside setting surrounded by open fields and attractive Norfolk scenery. Tittleshall has a close knit village community, with a village hall, church, bowls club, cinema club, and Millennium Green with a children's play area.

For everyday amenities, the nearby village of Litcham is around two miles away and offers a village shop, pub, schools, and a medical centre, while the market towns of Fakenham, Dereham, and Swaffham provide a wider selection of shops, supermarkets, leisure facilities, and services. The area is also well placed for exploring the countryside, with Litcham Common and numerous local walking routes nearby. The North Norfolk coast, including Wells next the Sea, is within easy reach, while

Ground Floor

Approx. 146.1 sq. metres (1573.0 sq. feet)



Total area: approx. 146.1 sq. metres (1573.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.

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