



**A DETACHED BUNGALOW CONSTRUCTED IN THE 1950'S WITH GARDENS OF OVER 0.4 OF AN ACRE, FORMERLY AN ORCHARD**

Southrop, Station Road, East Rudham, Norfolk PE31 8SU

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ESTABLISHED 1966



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Station Road  
East Rudham  
Norfolk  
PE31 8SU**

***A DETACHED BUNGALOW CONSTRUCTED IN THE 1950'S WITH GARDENS OF OVER 0.4 OF AN ACRE,  
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**Guide Price: £495,000** (04.04.24)  
Freehold BUR240059



- Offered with no onward chain.
- Potential to improve and extend or to erect a replacement dwelling (subject to receiving the relevant consents).
- Edge of village setting with views over arable farmland.
- Walking distance to highly-regarded village pub and other amenities.
- Accommodation comprises, Entrance Hall, Sitting Room, Kitchen, Dining Room, Inner Hall, three Bedrooms, Cloakroom & Shower Room.
- Driveway, parking area & double garage, lawned gardens of 0.4 of an acre with arable farmland to the front and rear.
- Superior timber summerhouse.
- Brancaster Beach: 13 miles; Burnham Market: 11 miles; Kings Lynn railway station: 17 miles.







**EAST RUDHAM** is a small, historic village set around a large green surrounded by many attractive, mainly Georgian properties and a pretty, flint church with a square tower.

The village pub, The Crown Inn, is highly regarded for the quality of its food and serves the finest seasonal local produce. The village also has a tea room, a deli and a veterinary practice.

There is a Primary School which was deemed 'Good' at its last Ofsted inspection. Private schools in the locality include Gresham's Public School in Holt, for which there is a daily bus service from the village itself, Beeston Hall Preparatory School near Cromer and Glebe House Preparatory School in Hunstanton.

The village is situated within easy reach of both the market town of Fakenham and the medieval town and Hanseatic port of King's Lynn, from where a mainline railway links to London Kings Cross (97 minutes).

The village adjoins Houghton Hall, the stately home of Britain's first Prime Minister, Sir Robert Walpole, and the house and gardens are open to the public. The Royal Estate of Sandringham is just a few miles to the north-west and the beaches of the North Norfolk coast are only 12 miles away.

**HEATING:** Independent electric heating

**COUNCIL TAX:** Band C

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

**BROADBAND:** Ofcom indicate that Superfast Fibre Broadband is available to the property.

**MOBILE COVERAGE:** Ofcom indicate that EE, O2, Three and Vodafone are likely to have voice and data available outside the property and that O2, Three and Vodafone are likely to have voice and data available inside the property.

**AGENT'S NOTE:** The property is situated in a conservation area











## ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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 such as carpets, curtains, light fittings, etc., 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](http://www.bedfords.co.uk)











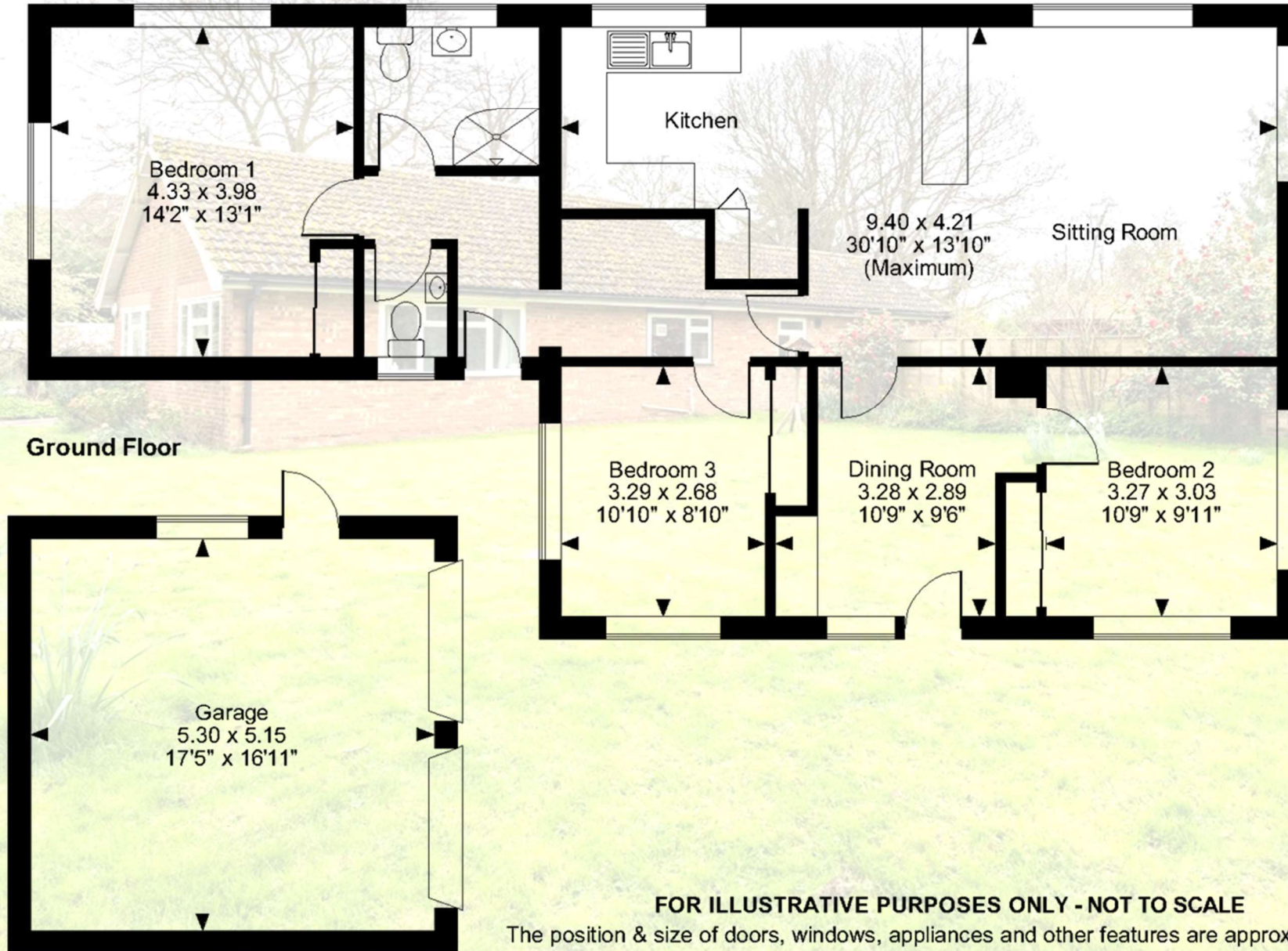
**Southrop Cottage, Station Road East Rudham, King's Lynn, Norfolk**

**Approximate Gross Internal Area**

**Main House = 1096 Sq Ft/102 Sq M**

**Garage = 294 Sq Ft/27 Sq M**

**Total = 1390 Sq Ft/129 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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