



Glenkindie, Wormegay
Guide Price £895,000

**BELTON
DUFFEY**

Glenkindie

Stoke Road, Wormegay, King's Lynn,
Norfolk, PE33 0RR



A period 4/5 bedroom detached residence with annexe plus 3 stylish Airbnb rentals in beautiful grounds of approximately 1 acre (s.t.s.) having both a wedding & alcohol licence. NO CHAIN.

DESCRIPTION

An exciting and rare opportunity to acquire this substantial 4/5 bedroom period detached residence, occupying an impressive plot of approximately 1 acre, subject to survey, situated in a delightful rural setting with views over adjoining countryside.

The property offers particularly versatile accommodation together with an established income-generating opportunity, comprising 3 beautifully presented Airbnb holiday lets, each with its own private patio, with 1 also benefiting from a private hot tub. In addition, part of the main residence is currently let as self-contained annexe accommodation.

The extensive grounds provide ample off road parking, a garage, wooden barbecue hut and superb entertaining terrace with outside bar, whilst the property also benefits from a licence to host weddings, providing further exciting potential should any buyer wish to continue this.

GROUND FLOOR

The property is currently entered mainly via the impressive open-plan kitchen/dining/sitting room, an exceptional and particularly attractive part of the home. With its high ceilings, 2 sets of double doors and skylights, this wonderfully spacious room enjoys an abundance of natural light and provides an excellent setting for both everyday family life and entertaining. An office is positioned to the left, while further along is an additional, generously proportioned kitchen/utility area, fitted with a comprehensive range of units, worktop and sink and providing ample space for appliances. Towards the far end is a further kitchen area followed by a cosy sitting area, centred around an attractive exposed brick fireplace incorporating a wood burning stove, creating a warm contrast to the impressive open-plan accommodation.

From here, an inner hallway leads to what would traditionally have formed the main entrance hall, with the original front entrance door to the property. This area provides access to a shower room, the cellar and bedroom.

To the opposite side of the entrance hall is accommodation currently arranged and let as a self-contained annexe, comprising its own sitting room, kitchen, wet/shower room and bedroom. This provides an excellent opportunity for additional rental income, multi-generational living or guest accommodation. Alternatively, the annexe could readily be incorporated back into the main residence.



what3words: ///proves.encoded.tabloid

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

The first floor is approached via a long landing, providing access to 3 further well-proportioned bedrooms, offering comfortable and versatile accommodation. Completing the first floor accommodation is the family bathroom, fitted with a panelled bath, separate corner entry glazed shower cubicle, low level WC and wash hand basin.

3 AIRBNB RENTALS

A particularly attractive feature of the property is the 3 purpose-built holiday lets, (2 x 2 beds and 1 x 1 bed) each beautifully presented and finished in a stylish, contemporary manner. All 3 benefit from their own private rear patio, providing guests with an attractive outside seating area, while one further enjoys the addition of a private hot tub. There are also smaller patio areas to the front of each unit. The holiday lets provide an established and valuable income stream.

OUTSIDE

The property is approached through electric double gates, opening onto an impressive sweeping shingle driveway which provides extensive parking and continues around the property towards the holiday accommodation and main paved terrace.

Positioned within the grounds is an attractive timber barbecue hut, providing a wonderful additional entertaining space and a brick-built garage with power and light.

The grounds are predominantly laid to expanses of lawn, interspersed with mature trees, shrubs and a variety of seating and patio areas. Immediately adjoining the kitchen/breakfast room is a generous paved entertaining terrace, complete with a purpose-built timber bar and useful storage, creating an ideal setting for outdoor dining and larger gatherings.

The grounds enjoy an enviable outlook, backing directly onto surrounding countryside, creating a wonderful sense of space and privacy and a truly beautiful Norfolk setting.

SERVICES AND EPC RATING

Mains water and mains electricity. Private drainage. Oil fired central heating to radiators. EPC - E.

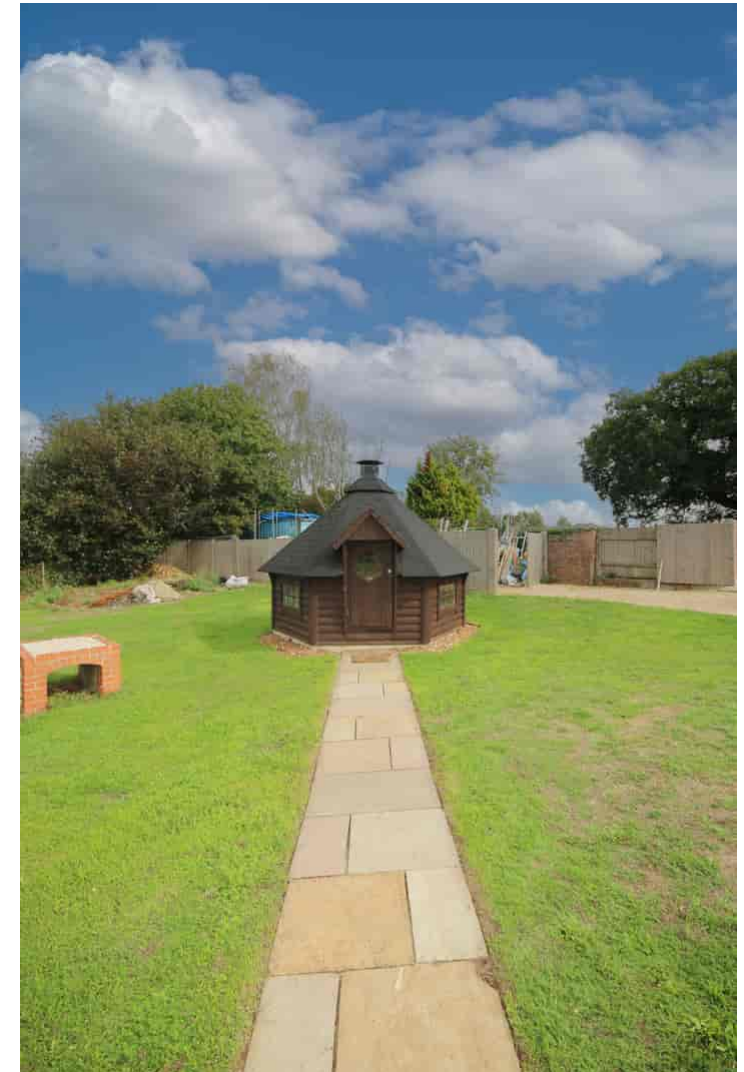
Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX.
Council Tax Band D.

TENURE

This property is for sale Freehold.

Glenkindie

Stoke Road, Wormegay, King's Lynn,
Norfolk, PE33 0RR







SITUATION

Wormegay is an attractive rural Norfolk village surrounded by open countryside, yet conveniently positioned for access to the historic market town of King's Lynn. Watlington railway station is approximately 3 miles away, providing services to Cambridge and London King's Cross (Approx. 1hr 50 mins).

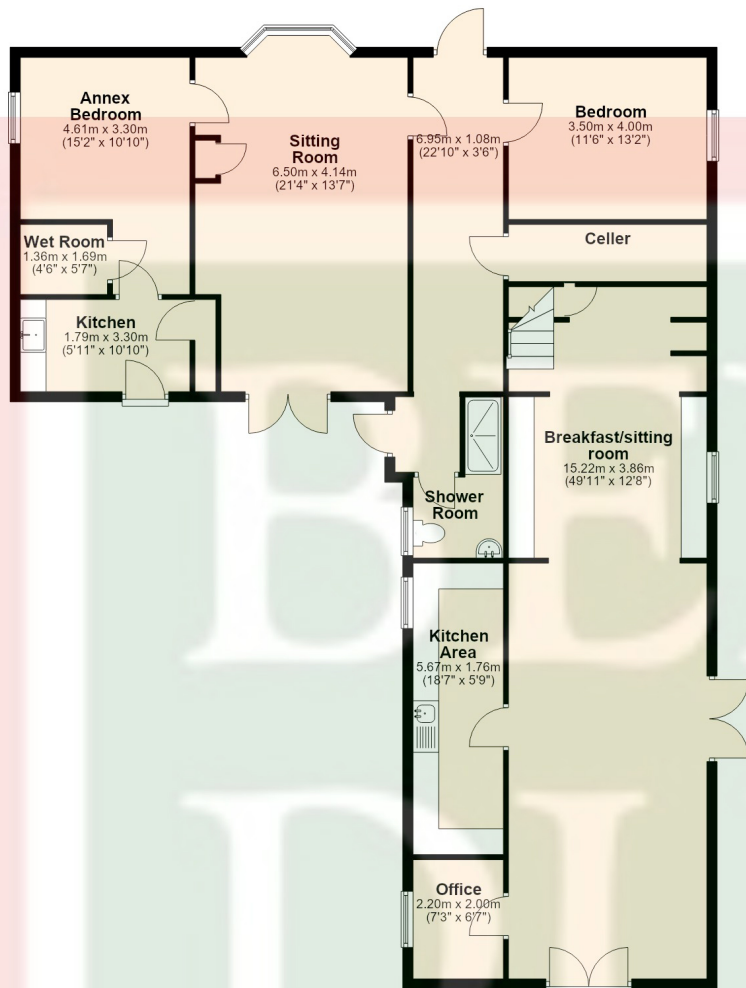
The location is also well placed for exploring Norwich and Cambridge, while the Royal Sandringham Estate and the beautiful North Norfolk coast are within easy driving distance.



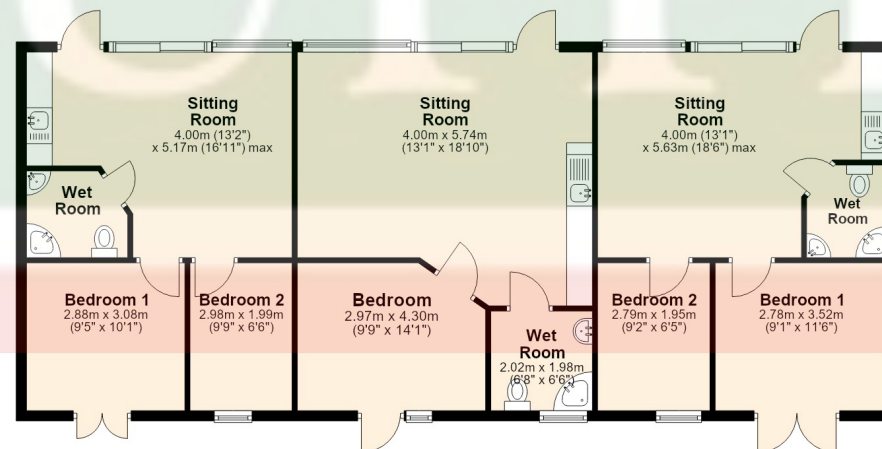
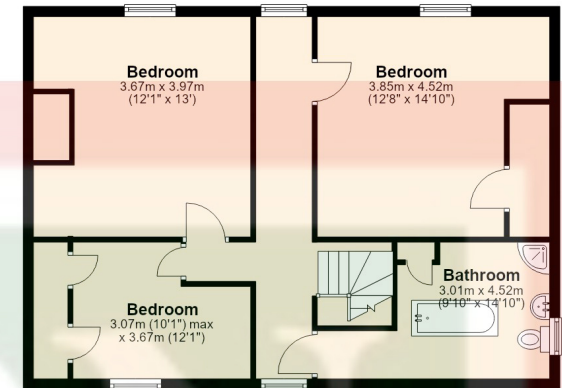




Ground Floor



First Floor



Total area: approx. 346.8 sq. metres (3732.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error or omission. 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.



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



King's Lynn

T: 01553 770055

E: info@beltonduffey.com

Fakenham

T: 01328 855899

E: fakenham@beltonduffey.com

Wells-next-the-Sea

T: 01328 710666

E: wells@beltonduffey.com

beltonduffey.com