



# Long Lane

Feltwell, IP26

Price £475,000

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## Description

Located in the charming village of Feltwell, Long Lane presents a rare opportunity to acquire a unique property comprising 5-7 and 9 Long Lane, set on a substantial plot with a large rear garden. These delightful adjoining cottages are bursting with character and charm, making it an ideal choice for those seeking a home with personality and warmth.

The property offers vehicular access from the rear, complete with a garage, ensuring convenience for residents and visitors alike. Its non-estate position enhances the appeal, providing a sense of privacy while still being part of a sought-after community in Norfolk.

This versatile property is perfect for multi-generational living, allowing families to enjoy their own space while remaining close together. Additionally, the potential for holiday let income makes it an attractive investment opportunity for those looking to generate extra revenue.

With its picturesque surroundings and the charm of village life, this is a place where memories can be made. Whether you are looking for a family home or an investment, this property is sure to impress. Do not miss the chance to explore the possibilities that await you in this delightful corner of Norfolk.

## Measurements

5-7 Long Lane

Lounge - 14' 4" x 12' max

Dining Room - 14' 5" x 10' 6"

Kitchen - 11' 10" x 9' 4"

Utility - 12' 8" max x 6' 5"

Conservatory - 21' x 9'

Ground floor Bedroom - 14' 7" x 9' 7" plus door recess

Ground floor Bathroom - 9' 1" x 5' 10"

Stairs to first floor landing

Bedroom - 14' 6" x 12' 10"

Bedroom - 11' 1" x 10' 9"

Bathroom - 12' 4" max x 5' 6" max

9 Long Lane

Lounge - 13' 7" plus recess x 11'

Dining Room - 16' 11" max x 9' max

Kitchen - 11' 9" x 8' 7"

Utility/ Conservatory - 19' x 5' 6"

Ground floor Bathroom - 8' 8" x 6' 4"

Stairs to first floor landing

Bedroom - 15' x 8' 2"

Narnia Room - 11' 9" x 9' 6"

Bedroom - 11' x 7' 6" plus recess

Shower Room - 10' 11" x 5' 2" max

## Agents Note

5-7 Long Lane, Council tax band - C

The owner would consider individual offers for each cottage subject to the necessary legal requirements.

Tel: 01842 818282

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual

and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

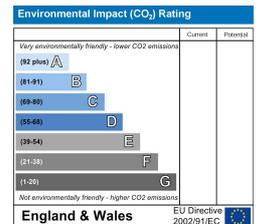
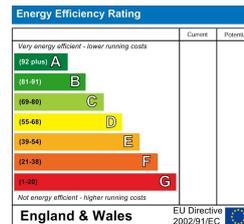
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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