

LOT 112

The manor house is a Grade II listed Georgian style house currently extending to 20 bedrooms offering opportunity for updating and redevelopment with full consent for change of use

Manor House, The Green, Wereham, Kings Lynn PE33 9AN

ACCOMMODATION: Currently comprises of reception hall, sun lounge, sitting room with door to study, snug room leading to inner hall, bathroom with separate wc, kitchen breakfast room with exposed original brickwork and fitted kitchen, utility room further reception room overlooking rear gardens. Inner hall 2 leads to reception room, laundry room, a second entrance hall with doors to the kitchen breakfast room and outside patio area. The accommodation continues with an additional cloakroom five reception rooms which have been previously used as ground floor bedrooms plus a further additional bathroom.

First floor landing: Providing both access doors to second floor staircase and seven further bedrooms plus shower room with vanity unit etc.

Second floor: Providing access to the second floor kitchen and separate bathroom

plus four additional bedrooms and a sitting room with exposed brickwork and open fireplace.

FEATURES: The property enjoys too many features to mention, it dates back from 1729 and would be ideal subject to further consents for division into three period style family homes with ample off road parking and its own tarmaced entrance yard.

TENURE: Freehold.

VENDOR'S SOLICITORS: Reading, Harris & Yalden, 45-47 High Street, Potters Bar, Enfield, Middlesex EN6 5AW, tel: 01707 649977.

VIEWING: By arrangement with the Joint Auctioneers: William H Brown, 2 Market Place, Downham Market PE38 9DE, tel: 01366 387638.



Guide Price - £500,000-£550,000

PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT