



Total area: approx. 152.0 sq. metres (1636.2 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Total area: approx. 108.9 sq. metres (1172.6 sq. feet)

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Plan produced using PlanUp.



The Stables, Swaffham Road, Watton, IP25 6LA

Very well presented, detached three bedroom house with separate two bedroom holiday chalet situated in the market town of Watton. The property benefits from a conservatory, ground floor cloakroom, utility, generous plot (approx 1.75 acres (subject to survey)) with ample off-road parking with a separate two bedroom holiday chalet in the grounds.

Price £600,000 Freehold





Unique opportunity with numerous possibilities and a potential regular income!

Spacious detached three bedroom house, accompanied by a separate two bedroom holiday chalet, is situated on a very generous plot (approx 1.75 acres (subject to survey)) with woodlands on the outskirts of Watton town centre and backing on to the golf club. Exuding charm and character, this property offers everything you could possibly desire.

The property offers a multitude of potential uses with the large grounds and woodlands, separate holiday chalet providing a potential income, double garage, parking for numerous vehicles and much, much more

The holiday chalet also boasts a kitchen, large lounge area, separate dining room, and ground floor shower room.

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Don't miss out on this incredible opportunity. Contact us today to arrange a viewing

Briefly, the main property offers; entrance hall, lounge, kitchen/breakfast room, ground floor cloakroom with WC, three bedrooms, bathroom, generous gardens, double garage, ample parking, gas central heating and double glazing.

The holiday chalet offers; entrance porch, kitchen, lounge/dining room, separate dining room, shower room, two bedrooms, room ideal for converting to an en-suite, electric wall heaters and double glazing.

WATTON
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the `Babes in





the Wood` were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Porch
Entrance door to front aspect.

Lounge
20'0" (6.1m) x 13'5" (4.09m)
UPVC double glazed walk-in bay window to front aspect, feature fireplace with inset electric fire, two

radiators.
Conservatory
14'0" (4.27m) Max x 9'2" (2.79m) Max
Wooden double glazed conservatory with French doors opening to rear garden.

Kitchen/Breakfast Room
16'1" (4.9m) Max x 13'1" (3.99m) Max
Range of fitted kitchen units to walls and floor complemented by a roll edge worktop with composite one and a half bowl sink unit, mixer taps and drainer, integrated dishwasher, space for electric oven with extractor hood over, integrated fridge/freezer, UPVC double glazed windows to front and side aspect, radiator.

Hallway
Entrance door opening to side aspect, stairs to first floor, understairs storage cupboard, radiator.

Cloakroom
WC and wash basin, UPVC obscure

glass double glazed window to side aspect.
Stairs and Landing
Built-in cupboard housing hot water cylinder, built-in storage cupboard, loft access, UPVC double glazed window to rear aspect.

Bedroom One
12'9" (3.89m) x 10'7" (3.23m)
Built-in and fitted wardrobes, UPVC double glazed windows to front aspect, two radiators.

Bedroom Two
13'2" (4.01m) x 12'7" (3.84m)
Built-in wardrobe, UPVC double glazed window to front aspect, radiator.

Bedroom Three
9'6" (2.9m) x 8'5" (2.57m)
Built-in and fitted wardrobes, UPVC double glazed window to rear aspect, radiator.

Bathroom
Bathroom suite comprising P shape bath with shower over and shower





screen, wash basin and WC set within fitted cabinets, fully tiled walls, obscure glass UPVC double glazed window to rear aspect, radiator.

Utility
7'11" (2.41m) x 6'0" (1.83m)

Separate utility room located to rear of double garage with space and plumbing for washing machine, space for tumble dryer with work surface over and stainless steel sink unit, window to rear aspect.

Double Garage
20'0" (6.1m) Max x 16'1" (4.9m)

Main up and over doors to front aspect, electric lights and power.

Outside Front

Front garden laid to lawn, driveway providing ample parking for several vehicles laid to shingle, outside lights, gated access to rear garden.

Chalet Entrance Porch

Fully glazed UPVC door, stairs to first floor, door leading to living area.

Chalet Lounge/Dining Room

25'10" (7.87m) x 14'11" (4.55m)

Double UPVC double glazed French doors to front aspect, two UPVC double glazed windows to side aspect, electric wall heater, ceramic tiles to floor, glazed door leading to inner hall.

Chalet Inner Hallway

Ceramic tiles to floor,

Chalet Shower Room

Three piece suite comprising shower cubicle, wash basin with tiled splashback, WC wood effect laminate to floor, extractor fan.

Chalet Kitchen
12'9" (3.89m) x 9'4" (2.84m)

Range of fitted units to floor and walls complemented by a roll edge worktop, one and a half bowl stainless steel sink unit with mixer tap and drainer, tiled splashback, space for electric oven with hood over, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, ceramic tiles to floor, UPVC double glazed window to side aspect, fully glazed UPVC door leading to carport, doorway leading to dining room.

Chalet Dining Room
12'9" (3.89m) x 9'4" (2.84m)

UPVC double glazed window to side aspect, fully glazed UPVC door leading to carport, ceramic tiles to floor, electric wall heater.

Chalet Stairs and Landing

Chalet Bedroom One
17'10" (5.44m) Max x 13'10" (4.22m) Max

Dual aspect UPVC double glazed windows to side and rear, eaves storage, space or desk, electric wall heater.

Chalet Bedroom Two
17'10" (5.44m) Max x 11'7" (3.53m) Max

Dual aspect UPVC double glazed windows to side and front, electric wall heater.

Chalet Empty Room

Potential upstairs shower room/en-suite, UPVC double glazed window to side aspect.

Chalet Video Tour

Link to chalet video tour
<https://tourmkr.com/F1jKPv3qox>

- Three Bedroom Detached House
- Two Bedroom Chalet
- Extensive Grounds
- Holiday Let Potential
- Annexe Potential
- Popular Town Location
- Flexible Living
- Double Glazing
- Ample Parking

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

