



40 Damgate Lane, Martham, NR29 4PZ

£550,000



4



1



2





£550,000

# 40 Damgate Lane

Martham, Great Yarmouth, NR29 4PZ

- Victorian Farmhouse
- Many Period Features
- Oil Central Heating
- Four Multi Fuel Stoves
- Popular Broadland Location
- Four Bedrooms
- Beautifully Proportioned Rooms
- Sash Windows & Exposed Floorboards
- Generous Garden & Farmland Views
- Must View to Appreciate!

Aldreds are delighted to offer this stunning Victorian former farmhouse situated in a wonderful position on the edge of the village and benefitting from outstanding open farmland views. Believed to date back to around 1850, this attractive home retains much character and offers superb proportions with accommodation including an entrance hall, two bay fronted reception rooms, kitchen breakfast room, pantry, utility/boot room, a cellar, four first floor double bedrooms and bathroom.

The property offers oil fired central heating supplemented with four multi fuel stoves, sash windows, exposed floorboards, some original cornicing, a delightful part walled garden and driveway parking. Internal viewing is highly recommended to appreciate this impressive period property.



## Entrance Hall

Part glazed entrance door, exposed floorboards, power points, telephone point, radiator, stairs to first floor landing with under stair cupboard, doors leading off;

## Lounge 14'11" extending to 18'0" into bay x 13'10" (4.55m extending to 5.51m into bay x 4.23m)

Front facing bay sash window, exposed floorboards, original cornicing and ceiling rose, timber fireplace surround with a multi fuel stove on a pamment tiled hearth, fitted shelving to either side of the fireplace, power points.

## Dining Room 15'0" extending to 18'0" into bay x 13'11" (4.58m extending to 5.5m into bay x 4.26m)

With a front facing bay sash window, exposed floorboards, original cornicing and picture rail, radiator, power points, fireplace with a multi fuel stove on a tiled hearth.

## Kitchen 21'5" x reducing to 18'8" x 13'10" at max (6.54m x reducing to 5.7m x 4.24m at max)

Windows to side and rear aspects, pamment tiled floor, radiator, a range of Shaker style handmade kitchen units with butchers block solid wood work surface, ceramic butler sink, power points, plumbing for dishwasher, LPG cooker point and electric cooker point, fireplace with tiled inset with multi fuel stove, cellar trap door with steps leading down to;





**Cellar 15'2" x 5'10" (4.64m x 1.79m)**  
With plinth shelving and light.

**Pantry 14'0" x 5'5" (4.28m x 1.66m)**  
Side facing window, pamment tiled floor, fitted shelving, power points.

**Utility / Boot Room 16'1" at max x 13'0" (4.92m at max x 3.97m)**  
Windows to side and rear aspects, radiator, power points, fitted solid wood work surface with ceramic butler sink, plumbing for washing machine, power points, radiator, telephone point, brick flooring, part glazed door to rear garden, door giving access to;

**Cloakroom**  
Side facing window, hand wash basin, w.c., heated towel rail, brick flooring.

**Rear Porch**  
Glazed to side and rear aspects, door giving access to rear garden, pamment tiled floor, wall light.

**First Floor Landing**  
Arranged over split level with windows to front and rear, power points, built-in cupboard, doors leading off;

## Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, following the signs for Martham, turn left onto Repps Road, Martham, continue into the village centre, turn left onto Black Street, proceed to the top of the road bearing sharply round to the right onto Staithe Road, continue along Staithe Road, turning left into Damgate Lane where the property can be found on the right hand side, accessed via a shared shingle driveway, Located by our 'For Sale' board.



### Bedroom 1 14'0" x 15'0" (4.27m x 4.59m)

Window to front aspect with superb open farmland views, recently replastered and redecorated, exposed floorboards, radiator, power points, built-in cupboard.

### Bedroom 2 14'11" x 13'11" (4.57m x 4.25m)

Window to front aspect with superb open farmland views, exposed floorboards, timber fireplace surround with cast iron inset, built-in wardrobe, radiator, power points.

### Bedroom 3 13'9" x 13'4" (4.21m x 4.07m)

Window to side aspect, fireplace with multi fuel stove on a tiled hearth, built-in wardrobe, radiator, power points.

### Bedroom 4 16'8" x 9'4" (5.1m x 2.87m)

Window to side aspect, radiator, power points, television point.

### Bathroom 16'8" reducing to 15'11" x 9'4" (5.1m reducing to 4.87m x 2.85m)

Rear facing window, free standing roll top bath, low level w.c., pedestal hand wash basin with tiled splash back, tiled shower cubicle, airing cupboard housing pressurised hot water cylinder, radiator, heated towel rail.

### Outside

The property is approached with vehicular access from a shared shingled lane, accessed off Damgate Lane, turning into a driveway to the rear of the property. The property sits in a generous plot with lawned gardens, timber garden shed, timber open fronted wood store. The gardens extend round to the front and side of the property, nicely enclosed with the brick wall remains of former outbuildings. To the far side is an additional area fenced off with pond, fruit tree planting, greenhouse. This area is currently use by the current owner to keep chickens.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: 'D'

### Location

Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

### Reference

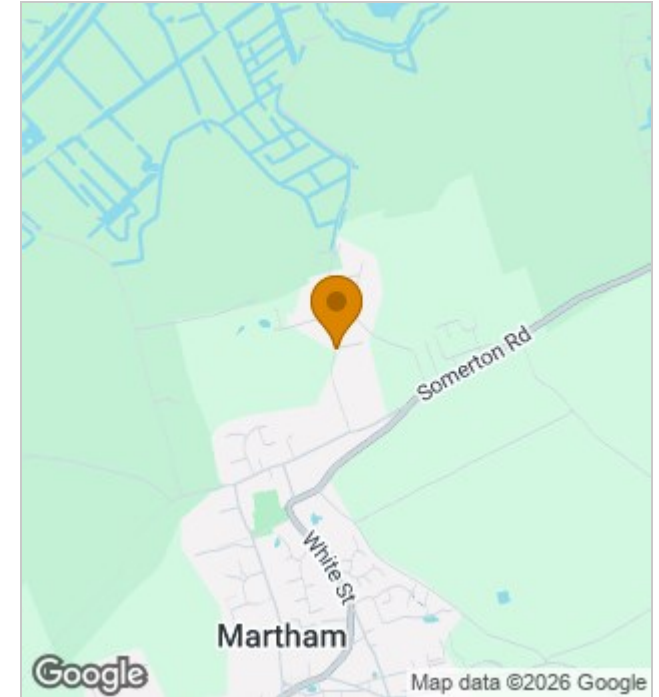
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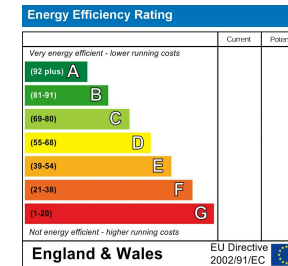
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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