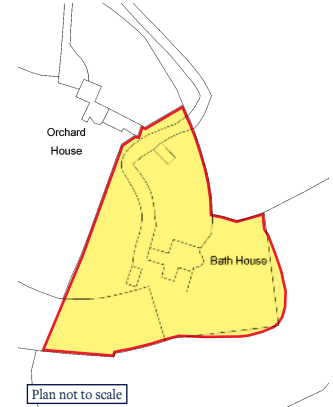


LOT
114

The Bath House Melton Constable Norfolk NR24 2NL

By Order of the
LPA Receivers



Plan not to scale
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Overlooking parkland, a partially renovated detached 17th century Grade II* listed castellated former watch tower of some 3,204 sq ft on a site of approximately 1 acre. **Vacant.**

Tenure

Leasehold. 125 years from 1st July 2001.

Location

- The property is situated approximately 1 mile from the village of Melton Constable, 5.5 miles from Holt and 22 miles from Norwich
- Shopping facilities are available locally in Melton Constable and to a greater extent in Holt and Norwich, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities are available locally in the surrounding countryside, whilst the North Norfolk coast is approximately 11 miles away, providing a variety of beaches and coastal walks
- Nearby road communications are via the B1110 and B1354

Norwich

Description

- A detached castellated former watch tower
- Dating from the 17th century
- Extended in the 19th century
- Grade II* listed
- Partially renovated, further work required
- Mature gardens of 1 acre
- Outbuilding
- Parking area

Accommodation

- Ground Floor – Entrance Hall, Reception Hall, Two Reception Rooms, Kitchen/Family Room, Study, Utility Room, Larder, Separate WC
- First Floor – Four Bedrooms with En-Suite Bathrooms

Total Gross Internal Area 3,204 sq ft

Viewing

Please call the Auctioneers, Savills on 020 7824 9091

LOT
115

The Vicarage, 13 High Street Billingborough Lincolnshire NG34 0QA

An attractive well located unmodernised five bedroom double fronted detached former vicarage in need of updating. **Vacant.**

Tenure

Freehold.

Location

- Billingborough, with a population of 1,400, is a small village on the edge of the Fens lying approximately 10 miles north of Bourne and 10 miles south of Sleaford
- The property is situated close to the junction with Church Street
- Shopping facilities are available locally and to a greater extent in Grantham, along with a good selection of cafés, bars and restaurants
- Recreational pursuits can be found in the surrounding countryside
- Nearby road communications are via the A152 and A52

Grantham

Description

- A detached former vicarage
- Requires modernisation
- Double fronted
- Off-street parking
- Garage
- Rear gardens

Accommodation

- Ground Floor – Entrance Porch, Entrance Hall, Lounge, Dining Room, Study, Inner Hallway with Side Porch, Kitchen/Breakfast Room, Separate WC, Utility Room, Oil Store, Office
- Half Landing – Bedroom, Separate WC
- First Floor – Four Bedrooms, Bathroom, WC

Note

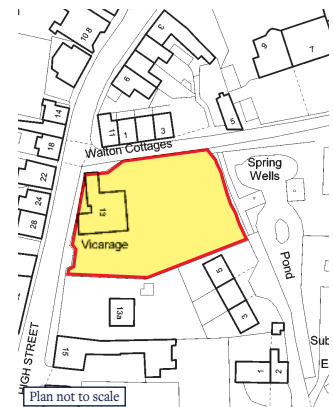
Viewers must take care when inspecting this property due to its poor condition. Inspection of the whole property may not be possible.

Viewing

Please refer to our website savills.co.uk/auctions



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