



Church Lane, Edingthorpe, North Walsham

Guide Price £265,000 Freehold

Energy Efficiency Rating : G

- ✓ Grade II Listed Character Cottage
- ✓ Separate Lawned Garden
- ✓ Detached Home Office & Studio
- ✓ Garage & Gated Parking
- ✓ Solid Oak Wood Kitchen
- ✓ Sitting Room with Wood Burner
- ✓ Two Bedrooms
- ✓ Bathroom with Rolled Top Bath

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN! This 16th Century Grade II Listed COTTAGE offers a CHARACTERFUL INTERIOR and separate LAWNED GARDENS with a garage and DETACHED 13' HOME OFFICE and adjoining 10' STUDIO. Having been LOVINGLY MAINTAINED over the years, the property offers a WEALTH of CHARM, with EXPOSED TIMBER BEAMS, VAULTED CEILINGS, impressive BRICK BUILT FIREPLACE with original bread oven, and SOLID OAK KITCHEN. Approached via a shared driveway, AMPLE PARKING is provided behind timber gates, with access to the GARAGE and workshop. The main property is accessed on foot, and offers a BEAUTIFUL SOLID WOOD ENTRANCE DOOR, leading into the kitchen/breakfast room. Stairs lead to a BEDROOM with glazed apex and dividing wall leading to a BATHROOM with a ROLLED TOP BATH. From the kitchen, a door leads to the SITTING ROOM, which is flooded with NATURAL LIGHT through the FULL HEIGHT WINDOW, and centred around the FIRE PLACE. Spiral stairs lead to the MAIN BEDROOM with WARDROBE and EN SUITE CLOAKROOM.

LOCATION

Edingthorpe is a most pleasant village, offering a pretty rural setting to the North East of Norfolk, and just a mile and a half from a lovely beach, With wonderful walking, cycling and riding, the nearby Bacton beach or Witton Woods are great for walks. Located close to the market town of North Walsham, a great selection of shops and amenities can be found. The busy city of Norwich is within a short drive or train ride offering a wide variety of shops, schools, theatres, cinemas and a mainline train station with services to London Liverpool Street taking approximately two hours. Norwich also offers a national and international airport with local and national connections.

DIRECTIONS

You may wish to use your Sat-Nav (NR28 9TJ), but to help you...Leaving Norwich on the B1150 North Walsham Road continue through the villages of Sprowston, Spixworth, Coltishall and onto North Walsham. Upon approaching North Walsham turn left at the

traffic lights signposted Cromer. As you approach the next set of lights take the right hand lane which will continue straight over. After a short distance take the right turning to Edingthorpe and at the T-junction turn right again. Take the immediate left signposted Edingthorpe until the next junction where you continue straight over. Proceed on this road for approximately three miles. Upon approaching Edingthorpe there is a sign post for the left hand lane. Continue down this lane to the crossroads where the property can be found in front of you.

AGENTS NOTE

The property utilises a shared septic tank, and is responsible for the costs of emptying the unit. The gardens are located opposite the property via a pathway, and aren't connected to the main property.

The property is located on a footpath next to an adjacent property. The vehicular access and parking is opposite, with a path leading across the drive and to the main entrance.

Solid wood entrance door to:

KITCHEN/BREAKFAST ROOM

13' 4" x 10' 4" (4.06m x 3.15m) Solid oak wood fitted range of wall and base level units with solid wood work surfaces, and inset ceramic butler sink with mixer tap, tiled splash backs, spacer for 'Rangemaster' style cooker with matching splash back and 'Rangemaster' extractor fan, pamment tiled flooring, space for dishwasher and washing machine, integrated fridge, wall mounted electric central heating boiler, glazed display cabinets, space for dining table, radiator, secondary double glazed window to front door and stairs to first floor, smooth ceiling with exposed timber beams, door to:

SITTING ROOM

13' 4" x 13' 1" (4.06m x 3.99m) Feature cast iron wood burner set within brick built fire place with timber beam and original bread oven, television and telephone points, continued pamment tiled flooring, radiator, double glazed full height window to front, secondary double glazed window to front, cupboard housing electric fuse box, spiral stairs to first floor, wall lighting, smooth ceiling with exposed timber beams.

SPIRAL STAIRS TO FIRST FLOOR DOUBLE BEDROOM

12' 8" x 10' 8" Max. (3.86m x 3.25m) Stripped wood flooring, radiator, secondary double glazed window to front, built-in wardrobe, telephone point, smooth vaulted ceiling with exposed timber beams, hand wash basins - set within vanity unit with storage cupboard under, tiled splash backs, wall lighting, and shaver point, door to:

CLOAKROOM

Low level macerator W.C, stripped wood flooring, exposed timber beam, smooth ceiling.

STAIRS FROM THE KITCHEN TO THE FIRST FLOOR BEDROOM

12' 6" x 5' 7" (3.81m x 1.7m) With a feature vaulted ceiling and glazed apex separating the bathroom and bedroom, the bedroom offers stripped wood flooring, radiator, secondary double glazed window to front, wall lighting, exposed timber beams, smooth vaulted ceiling, door to:

FAMILY BATHROOM

Period style three piece suite comprising high level W.C, pedestal hand wash basin, freestanding rolled top bath with mixer tap, tiled splash backs, stripped wood flooring, radiator, built-in airing cupboard housing hot water tank and storage shelving, exposed timber beams to walls and ceiling, extractor fan, smooth vaulted ceiling.

OUTSIDE

A courtyard style garden can be found at the front door, but adjacent to the garage are substantial lawned gardens, with various planting, and a private seating area. The garden offers an outside tap, brick built storage shed/log store, and access to various other outbuildings.

GARAGE

13' 4" x 9' 6" (4.06m x 2.9m) More than just a garage, this well maintained building offers potential and is presented in immaculate condition - ideal for any car enthusiast! Double doors to front, window to side and rear, power and lighting, brick tiled flooring.

LEAN TO WORKSHOP

14' 1" x 6' 9" Some Restricted Height. (4.29m x 2.06m) Adjacent to the garage with pamment tiled flooring, doors to front and rear, roof lights, power and lighting.

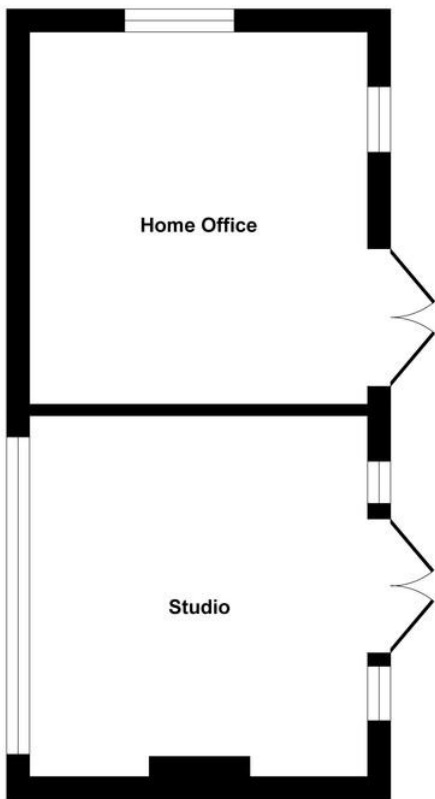
HOME OFFICE

13' 10" x 9' 10" (4.22m x 3m) Double doors to front, fitted carpet, double glazed window to front and side, hand wash basin set within storage cupboard with mixer tap, tiled splash backs, vaulted ceiling, door to:

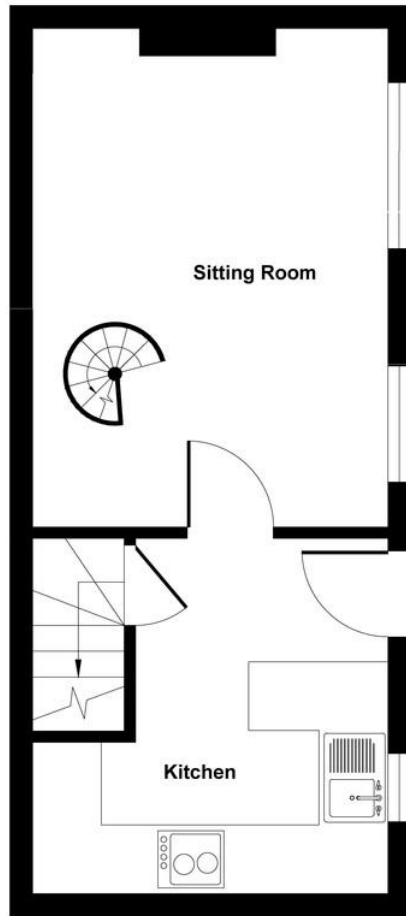
STUDIO

10' 6" x 8' 8" (3.2m x 2.64m) French doors to front, full height double glazed windows to front and rear, brick tiled flooring, open fire place, smooth ceiling with loft access hatch.

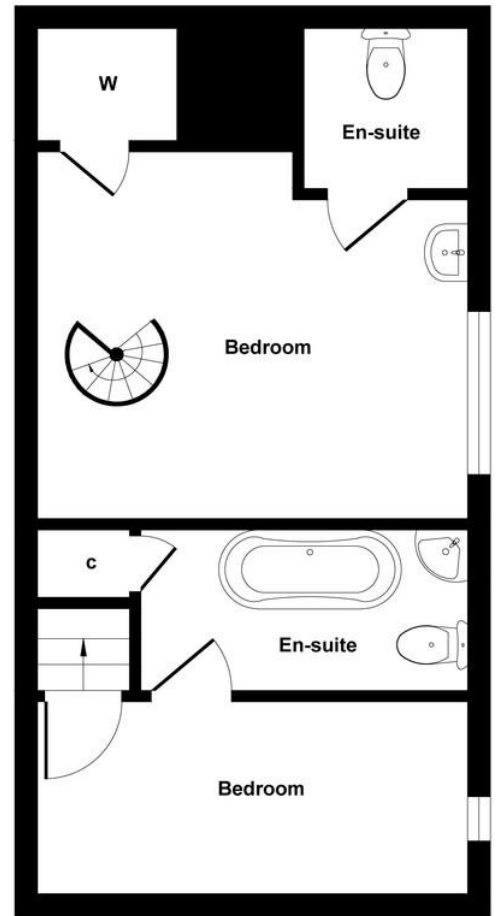




Outbuilding



Ground Floor
Approximate Floor Area
213 sq. ft
(19.78 sq. m)



First Floor
Approximate Floor Area
314 sq. ft
(29.17 sq. m)

Approx. Gross Internal Floor Area 527 sq. ft / 48.95 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements