



THE STORY OF

Rose Cottage

Carleton Rode, Norfolk

SOWERBYS



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Rose Cottage

Flaxlands, Carleton Rode, Norfolk
NR16 1AD

Fabulous Detached Property

Sympathetically Extended

Grade II Listed

Three Bedrooms

Three Reception Rooms

Study

Set in Approximately an Acre (STMS)

Detached Outbuilding with Utility,
Shower Room, Office and Workshop

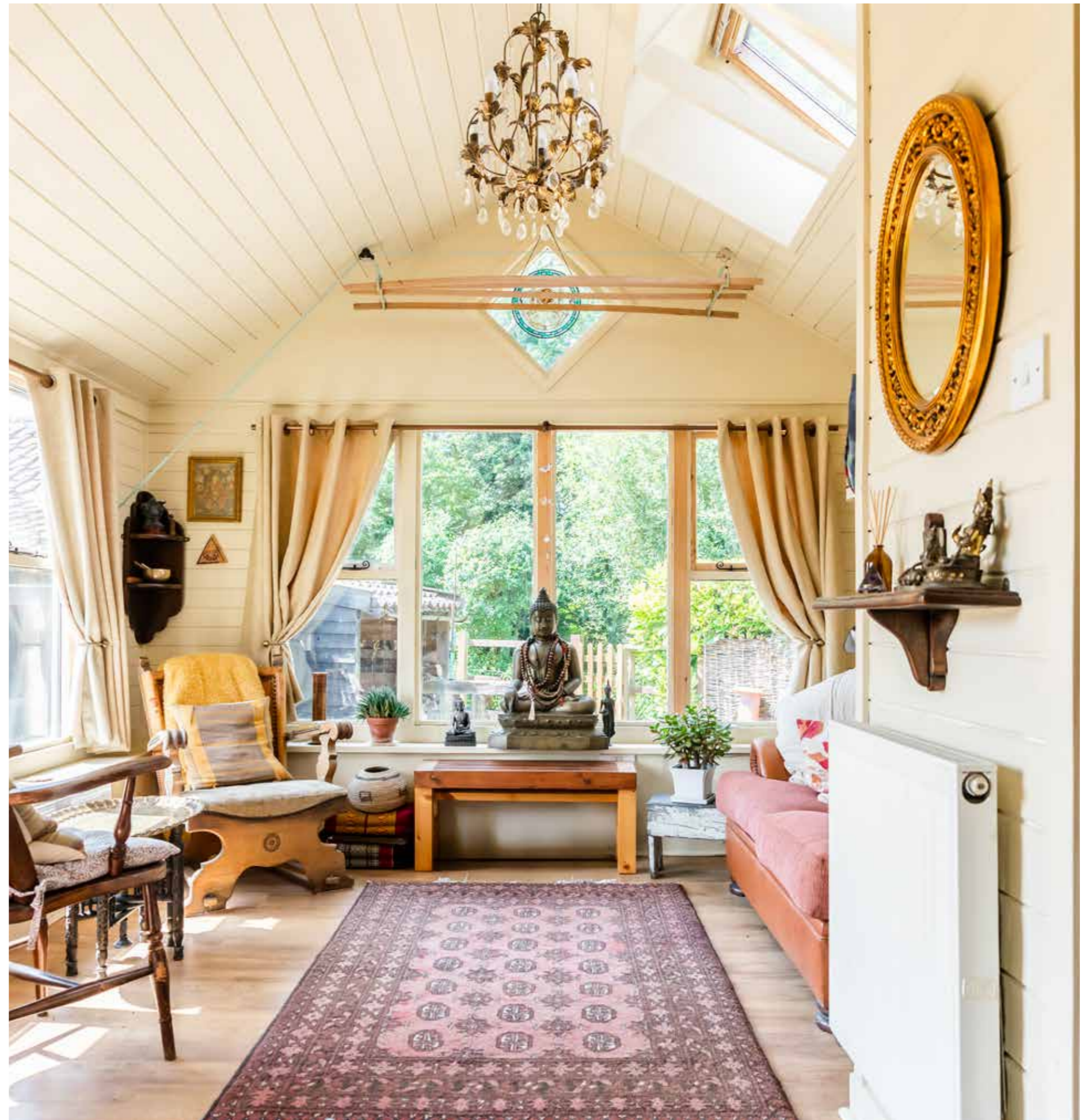
Well-Landscaped Lawned Garden with
Patio and Fantastic Entertaining Space

Gravelled Driveway with Parking

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Rose Cottage is a stunning, Grade II listed, partially thatched property that has been sympathetically extended to create a fabulous home.

Set well back from the road, the property comprises an entrance porch that leads to the characterful sitting room. The sitting room has a wide range of exposed wall and ceiling timbers, a fine central fireplace with a wood-burning stove on a raised pamment tiled hearth and a beautiful exposed oak floor. The dining room opens into the well-fitted kitchen with oak wall and base level units, slate tiled floor and oak worktops. An opening from the dining room leads into the vaulted triple aspect garden room, offering lovely views of the garden and access to the front.

In addition and also to the ground floor, there is a study with french doors leading to the rear garden, a separate bedroom and a well-fitted bathroom.

The first floor serves two vaulted bedrooms and a cloakroom via a contemporary oak and glass staircase.

Outside, the property is set in approximately an acre (STMS) and comprises a gravelled driveway with parking. There is a well-landscaped garden with lawn, cottage style planting with shrub borders and a pond with a stone water feature. To the side there is a detached outbuilding offering a utility room, shower room, office and workshop. To the rear there is a fantastic entertaining space with a covered terrace, pizza oven and barbecue area. The garden mainly comprises a lawn, boundary fencing, a kitchen garden and some specimen trees.



First Floor

Outbuilding



Ground Floor

Ground Floor Approximate Floor Area 1,115 sq.ft (103.57 sq.m)
 First Floor Approximate Floor Area 570 sq.ft (52.95 sq.m)
 Outbuilding Approximate Floor Area 348 sq.ft (32.30 sq.m)
 Approx. Gross Internal Floor Area 2,033 sq.ft (188.82 sq.m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Carleton Rode

WHERE TRANQUILLITY MEETS
TIMELESS COUNTRYSIDE CHARM

Carleton Rode is a small mid-Norfolk village, approximately a mile from Bunwell, which offers a local shop and post office, primary school, church and garage.

The nearby market towns of Wymondham and Attleborough are approximately 6 miles away. Both offer a wide range of day to day shopping facilities as well as schooling, restaurants, a railway station and access on to the A11. To the north east lies the Cathedral City of Norwich which has a beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport.



Note from Sowerbys



“The garden’s many elements combine to form the perfect entertaining space.”



SERVICES CONNECTED

Mains water, electricity and drainage and oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///sweetener.flickers.canoe

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SOWERBYS

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