



Coast Road, Walcott, Norwich

Offers In Excess Of £425,000 Freehold

Energy Efficiency Rating : F

- ✓ Un-Listed Character Thatched Cottage
- ✓ Rumoured Home of 19th Century Royalty
- ✓ 3000sqft Accommodation (stms)
- ✓ 30' Games Room for Entertaining
- ✓ Sitting & Dining Room / Inglenooks
- ✓ Approx. 0.6 Acres (stms)
- ✓ Three/Four Bedrooms
- ✓ Off Road Parking / Tandem Garage



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



Approaching 3000sqft this unlisted CHARACTERFUL THATCHED COTTAGE dates back to the 1600s, and offers a potential purchaser a UNIQUE OPPORTUNITY to RESTYLE, MODERNISE and alter a property that is STEEPED IN HISTORY, once rumoured to be a HOLIDAY HOME FOR ROYALTY in the 19th Century! The accommodation features a 30' GAMES ROOM/ENTERTAINING SPACE, kitchen, GARDEN ROOM with SLIDING PATIO DOORS to the rear garden and a uPVC DOUBLE GLAZED CANOPY for socially distanced meetings WHATEVER THE WEATHER! Cloakroom and bathroom, SITTING ROOM and dining room with INGLENOOK FIREPLACES, utility/boiler room and a room suitable for a MULTITUDE OF USES including a HOME OFFICE/CRAFT ROOM. The first floor houses THREE DOUBLE BEDROOMS and a family bathroom. Occupying a plot spanning approx. 0.6 Acres (stms) with TANDEM GARAGE, greenhouse and areas that could be LANDSCAPED INTO OPEN LAWN. Off road parking is provided to front and rear.

LOCATION

Walcott is a small seaside village on the north east coast of Norfolk and has an approximate population of 1500. The property is within walking distance of the sandy beaches. Walcott has a village store/post office and there are further facilities at the nearby village of Bacton. The market towns of North Walsham and Stalham are within a short driving distance. Stalham is a popular Broadland market town with access to the Broads from nearby Stalham Staithe. There are many facilities including schools, doctors, dentist, supermarket, Library, Hotel and a variety of shops. Bus services run from Stalham, Railway services are available from Wroxham and North Walsham which provides direct access to the cathedral city of Norwich. Norwich Station run regular intercity train services to London Liverpool Street with journey times of 1 hour and 40 minutes. Norwich also has an International Airport.

DIRECTIONS

You may wish to use your Sat-Nav (NR12 0NQ), but to help you...Leaving Norwich via Wroxham Road, proceed through Wroxham and Hoveton, continuing towards Stalham. Before reaching Stalham, turn left into Stepping Stone Lane and continue for approximately half a mile and at the junction turn left onto the Brumstead Road. Proceed along this road until you enter Walcott and the property can be found on the right hand side.

Approached via a hard standing driveway which leads to a footpath and the main property. There are separate pedestrian and vehicular accesses off Coast Road and Ostend Road.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, opening to sitting room, door to:

DINING ROOM

17' 7" x 13' 1" (5.36m x 3.99m) Feature inglenook fire place with exposed brickwork and timber mantel, currently housing an electric fire with scope for installation of a wood burner, pamment tiled flooring, radiator x2, double glazed windows to front and rear, stairs to first floor landing, smooth ceiling with exposed timber beams, door to:

STUDY/HOME OFFICE

17' 8" x 16' 4" (5.38m x 4.98m) Pamment tiled flooring, radiator, double glazed windows to side and rear, cupboard housing the hot water cylinder, electric fuse box and meters, a second set of stairs to first floor landing, door to boiler/utility room, smooth ceiling with exposed timber beams, stable door to:



REAR LOBBY

Tiled flooring, uPVC double glazed windows to side and rear, uPVC double glazed door to rear.

BOILER/UTILITY ROOM

20' 6" x 6' 3" (6.25m x 1.91m) Pamment tiled flooring, radiator, space for washing machine and fridge freezer, floor standing oil fired central heating boiler, windows to front and side, uPVC obscure double glazed door to frontage, smooth ceiling.

SITTING ROOM

17' 8" x 14' 4" (5.38m x 4.37m) Feature inglenook fire place with exposed brickwork, multi fuel burner and pamment tiled hearth, radiator x2, double glazed windows to front and rear, built-in under stairs storage cupboard, smooth ceiling with exposed timber beams, door to:

INNER HALL

Vinyl flooring, uPVC obscure double glazed door to rear garden, built-in larder cupboard, opening to kitchen, stable door to:

GARDEN ROOM

20' 11" x 14' 6" (6.38m x 4.42m) Vinyl flooring, radiator, uPVC double glazed window to side, porthole window to front, uPVC double glazed sliding patio doors to side and rear with a uPVC canopy extending from the main property, smooth ceiling with exposed timber beams and skylight.

KITCHEN

16' 9" x 16' 8" (5.11m x 5.08m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, inset electric hob with extractor fan above, built-in electric oven and microwave oven, tiled splash backs, vinyl flooring, space for fridge freezer and dining table, radiator, stable door to games room, door to:

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, tiled splash backs, vinyl flooring, uPVC obscure double glazed window to rear, smooth ceiling.

GAMES ROOM

31' 11" x 12' 9" (9.73m x 3.89m) Wood effect flooring, radiator x2, uPVC double glazed window to front x2, uPVC double glazed door to rear, smooth ceiling with exposed timber beams.

CLOAK AND BOOT STORAGE ROOM

8' 2" x 6' 1" (2.49m x 1.85m) Vinyl flooring, uPVC double glazed window to front, radiator, smooth ceiling, door to:

BATHROOM

11' 9" x 5' 11" (3.58m x 1.8m) Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to front x2, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, double glazed window to rear, smooth ceiling, doors to:

DOUBLE BEDROOM

15' 11" x 14' 7" Max. (Some Restricted Height). (4.85m x 4.44m) Fitted carpet, radiator, built-in wardrobe with mirrored sliding doors, separate built-in cupboard, double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

14' 11" x 11' 5" (4.55m x 3.48m) Fitted carpet, radiator, double glazed window to front, built-in wardrobe with mirrored sliding doors, separate built-in cupboard, smooth ceiling.







SHOWER ROOM

10' 3" x 7' 9" (3.12m x 2.36m) Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with thermostatically controlled multi jet function shower, tiled splash backs, fitted carpet, radiator, obscure double glazed window to rear, smooth ceiling, door to:

SECOND LANDING

Fitted carpet, stairs to study/home office, built-in storage cupboard, smooth ceiling, door to:

DOUBLE BEDROOM

15' 2" x 9' 8" (4.62m x 2.95m) Fitted carpet, radiator, double glazed window to front and side, smooth ceiling.

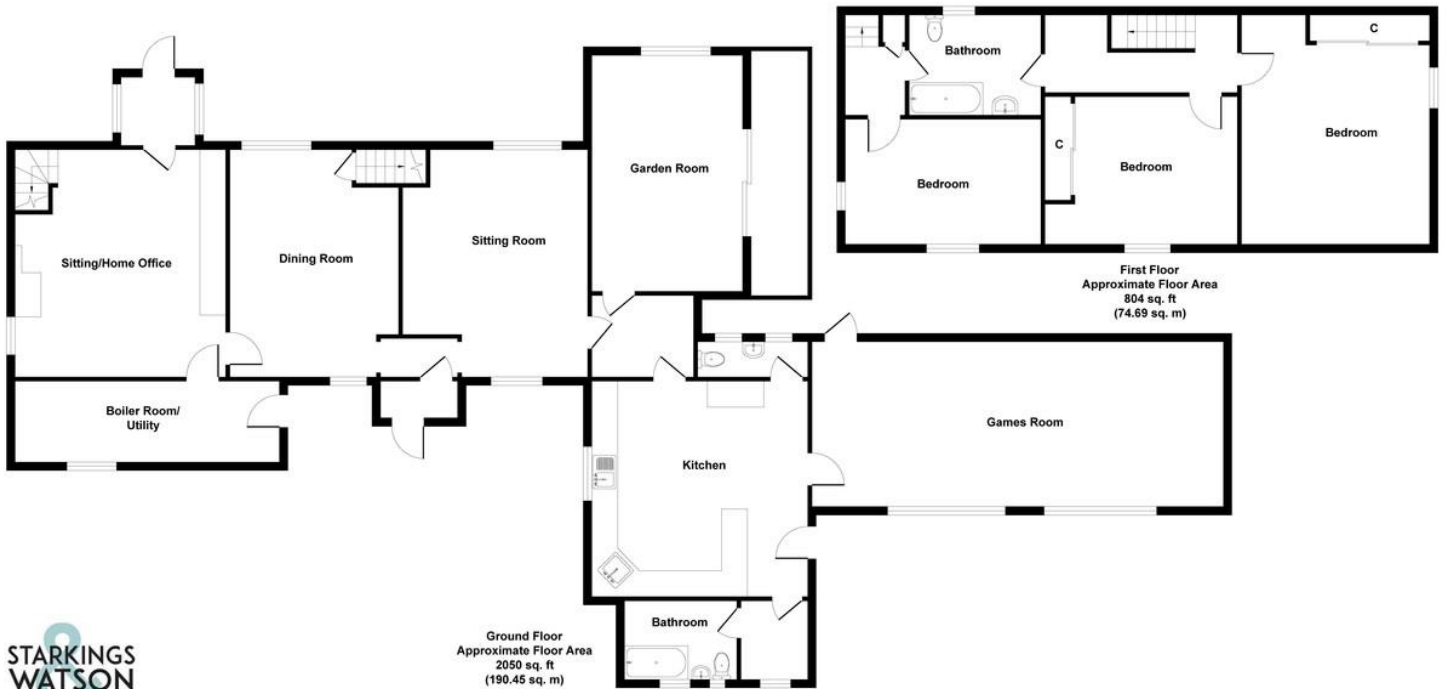
OUTSIDE REAR

Leaving the property via the garden room doors and passing under the uPVC double glazed canopy, there is a hard standing patio that runs around the property leading to the garage and one of the parking areas. The patio also opens up to the gardens which could be landscaped to lawn if required but the current vendors have left as a wildflower garden. Pots, statues and plantings have been added over the years and are available via separate negotiations.

GARAGE

22' x 8' 6" (6.71m x 2.59m) Up and over door to front, window to rear, door to side





Approx. Gross Internal Floor Area 2854 sq. ft / 265.14 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 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

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