



SOWERBYS

RIVERSIDE

River Lane, East Bilney,
Norfolk, NR20 4HS



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- An Impressive Detached Semi-Rural Period Property
- Sitting Within a Generous Plot, Extending to 1.01 Acres (STMS)
- Situated Within a Charming Norfolk Village Location
- Accessed via a Private Lane and Offering Secure Gated Parking
- Total Accommodation Extends to 5,050 Sq. Ft. Including 1,423 Sq. Ft. of Outbuildings
- Potential for Multigenerational Living and Running a Business From Home
- Five Bedrooms Include a One Bedroom Annexe
- A Total of Six Reception Rooms
- Landscaped and Established Grounds

Dereham Office

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Sowerbys are delighted to present Riverside, a charming, substantial detached period property, enjoying a semi-rural position and occupying a plot extending to 1.01 acres (STMS) of beautiful established grounds and offering a total accommodation of 5,050 sq. ft. The property is accessed from a private lane and offers a good degree of privacy, entering through a set of bespoke latched wooden security gates onto a sizeable, shingled driveway, providing ample off-road parking and granting access to the outbuildings.

The property benefits from versatile accommodation including a one bedroomed self-contained annexe and extends to an impressive 3,627sq. ft. The main house is accessed through an open storm porch, leading into a generous 24ft5 garden room, a large living space which grants access to the annexe and further into the property. Additionally, there are three further reception rooms within the main house which include a good size dining room positioned next to the kitchen, and a snug fitted with a wood burning stove and bursting with original character features which lends itself as the 'winter lounge'. Furthermore, there is a spa room which has a fitted hot tub and leads out onto the side garden. The kitchen is fitted with a range of wall and base storage units, complemented by a central island with electric point and Corian worksurfaces. In addition, there is a fitted double oven, five ring gas hob and plumbing for a dishwasher, as well as a water softener and filter tap fitted. The remaining space downstairs includes the main principal bedroom, fitted with a large dressing room and with the potential to create an en-suite. Furthermore there is a large bathroom which has a separate shower and cloakroom.

The upstairs accommodation is accessed via two different staircases; the stairs accessed from the inner hallway lead to the impressive 18ft9 dual aspect bedroom, along with the fourth bedroom and leads out onto the balcony. There is an upstairs cloakroom which serves both bedrooms. The additional stairwell leads up from the dining room and grants access to bedroom two, benefiting from an access to the balcony, a dressing room and a separate upstairs bathroom.















The annexe provides accommodation across the ground floor and benefits from an enclosed courtyard providing its own outside space. The annexe comprises a fitted kitchen which optionally can be used a utility room. There is a double bedroom and shower room, accessed from the hallway and the sitting room is fitted with patio doors, leading into the study which can be closed off from the main house providing a self-contained annexe.

The gardens include numerous areas including a vegetable garden, a walled courtyard, orchard, sweeping lawn with specimen trees, and a shrub garden with stream and pond. There is an array of outbuildings, providing good quality buildings within these gardens and include a brick and flint summerhouse, a brick-built studio, as well as the garaging with adjoining workshop extending to an impressive 1,423sq. ft. offering a variety of different uses, including the potential to run a business from the property.







EAST BILNEY

East Bilney is situated approximately 7 miles south of the market town of Fakenham and 6 miles north west of Dereham, both of which have regular farmers markets and excellent shopping facilities. The local Medieval church of St Mary is a grade II listed building which was restored and largely rebuilt in Victorian times. A stained-glass window is dedicated to the memory of martyr Thomas Bilney who was born in the village in 1495. The village sign is copied from this window.

SERVICES CONNECTED

.Mains electricity, water and drainage. Oil fired central heating. Telephone connected, satellite installed and broadband available. Water softeners fitted to both kitchens.

COUNCIL TAX

Main House: Band D
Annexe: Band A

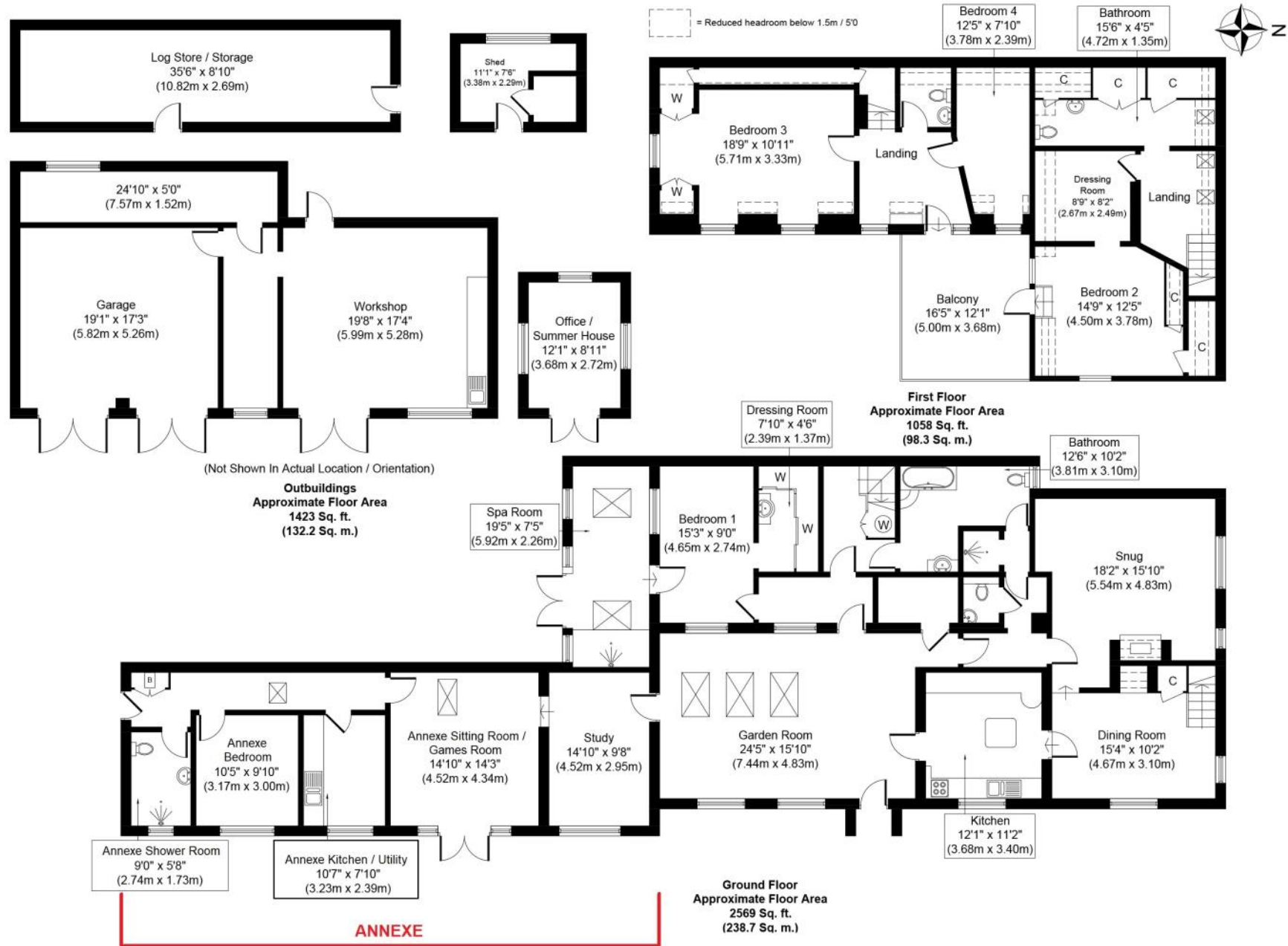
ENERGY EFFICIENCY RATING

Main House:- E. Ref:- 0564-3910-6200-7849-1204
Annexe: C. Ref:- 0390-2888-6758-9102-0791

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



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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