

SPENCE WILLARD



Norton Cottage, Halletts Shute, Yarmouth, PO41 0SB

A recently upgraded; impressive cottage with a striking mix of modern and period architecture having been the subject of a major extension/refurbishment with a separate detached cottage - located close to Yarmouth town centre

VIEWING:

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Positioned a short walk from Yarmouth and sitting in large, well-established grounds and retaining many original features, the property benefits from its feeling of being close to open countryside, and an easy walk to the coast and town.

The current owners have made significant improvements to the property including: - major landscaping/planting works, opening up of the lawned areas and extensive re-turfing, a newly planted tropical orchard, new fencing. A high-quality bespoke kitchen and utility room has just been fitted and a new balcony has been installed on the first floor. An excellent sized Indian sandstone terrace was laid, from which fine views across the large garden can be enjoyed.

A large, two storey extension was constructed at the rear of the property which has delivered a stunning south-west facing kitchen/diner and an impressive master bedroom suite above. Furthermore, an extensive first floor roof terrace has been created to take full advantage of the view across the garden to the rear.

There is a large two-bedroom annex cottage called 'Ahoy!' which is self-contained and feels very much like an independent cottage with its own formal raised decked garden to the rear. Having been refurbished, this element of the property offers excellent additional accommodation/guest cottage to the main house but would also generate good income as a holiday let cottage.

Norton Cottage is situated on the outskirts of Yarmouth and a few minutes' walk from Sandhard Beach and the harbour with Fort Victoria within a mile. Yarmouth is a popular and bustling harbour town known for its excellent sailing facilities including Royal Solent Yacht Club and links to the mainland via a frequent car ferry service. The town itself offers a good selection of shops, restaurants, pubs, and easy access to many beautiful walks through unspoilt countryside and areas of outstanding natural beauty.



ENTRANCE HALL A light and airy room with an original feature bay window overlooking the front lawn and a window to the side. With original flagstone flooring and fireplace with brick surround and wooden mantle. A useful under stairs cupboard provides storage space and houses the gas meter. Doors off to sitting room, modern kitchen extension and dining room and stairs to first floor.

SITTING ROOM A large, family room with feature bay window overlooking the front garden. With double windows.

DINING ROOM A good size room with feature bay window overlooking the front garden.

KITCHEN A fabulous modern extension provides an impressive and brand-new kitchen/diner with bi-fold doors opening out onto the raised terrace. There is a good range of new units with drawers, a central island and all in a neutral decor. At the southern end of this room is ample space for a further lounge area. There are lovely views across the garden to the rear.

UTILITY ROOM Newly upgraded to a high standard. Door through to WC.

BEDROOM Well appointment room with feature bay window over looking the front garden and double doors leading into the conservatory.

CONSERVATORY With lovely views over the garden. Tiled flooring, radiator, and door to outside.

FIRST FLOOR

The accommodation on the first floor has been greatly improved by way of the rear extension. There are extensive roof terraces leading off the principal bedrooms and high-quality bath/shower rooms have been fitted. The main bedroom offers an excellent amount of space with plenty of glass to the rear with doors leading out onto the balcony with clear view balustrades. Three bedrooms enjoy en-suite facilities and are flooded with natural light with good views over the front/rear garden.

OUTSIDE FRONT

To the front of the property is a gravelled drive with ample parking for a number of cars and is enclosed by fencing/walls and a newly planted sub tropical orchard.

REAR GARDEN

A key feature of this property is the extensive outside space to the rear. A large newly laid Indian sandstone terrace leads to the lawn - ideal for enjoying barbeques and evening drinks as the sun goes down. A pretty stream runs through the rear garden and is crossed via footbridges that link the paved area to the large lawned garden.



The lawned area is enclosed by fencing and has a variety of well-established trees, and has the benefit of southerly sun. There is a large well-built shed with power.

ANNEXE/COTTAGE (KNOWN AS AHOY!)

A lovely two-bedroom cottage which is detached from the main house. There is a modern kitchen/diner/sitting room with a good range of wall and base units and great view to the rear. The cottage has its own formal entrance to the side. It comprises of a downstairs bedroom, first floor bedroom and a large lounge which overlooks the garden. To the rear of the property is a large, enclosed raised rear decked terrace.

Both properties to be sold furnished and equipped.

TENURE Freehold

SERVICES All mains' services are connected to the property.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.



1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.

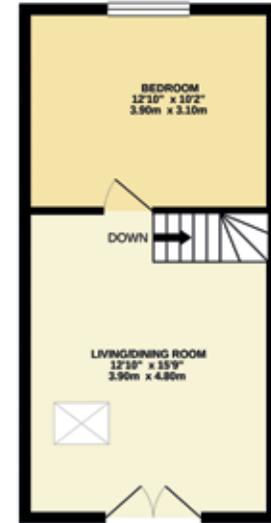


TOTAL FLOOR AREA : 2530 sq.ft. (235.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.
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