



Manor Cottage

64 Norwich Road | Tacolneston | Norfolk | NR16 1BY

FINE & COUNTRY

TIME TO TURN THE PAGE



“With a story spanning centuries, this cottage has huge appeal. Oak timbers, brick floors and a beautiful inglenook make a home that has proved ideal. Perfect for a family or for a couple, set in wrap-around gardens in a peaceful position. A delightful blend of the old and the new, a comfortable home with a sense of tradition.”



KEY FEATURES

- A very pretty Grade II Listed Cottage (Circa 1500s) which has been Extended and Renovated Throughout
- Four Bedrooms; Main Bathroom and First Floor Cloakroom
- Kitchen; Two Receptions and a Stunning Oak Framed Garden Room
- Original Character Retained Throughout with Stunning Fireplaces, Brick Flooring and Exposed Beams
- Double Garage with Utility/Boot Room to the Rear
- Off Road Parking
- Generous Landscaped Gardens extend to 0.2 of an acre and include a Herb Garden, Herbaceous Border, a Pond and Associated Bog Garden with Mini Bridge all set around Spacious Lawns
- The Accommodation extends to 1,486sq.ft
- No EPC Required

This property has witnessed many families come and go through the centuries, with the surrounding village changing over time. Each occupant writes their own chapter of its history and the current owners have enjoyed over 30 happy years here and are a significant part of the story. Now as they move on, it's time to turn the page and for a new family to make the most of all that this delightful home has to offer.

The Main Character

Dating back to the early 1500s, this was originally part of a cluster of properties around the neighbouring Manor House. Records dating back as far as 1552 name the owners and you get a real sense of history as you explore the property. It's said it could have started life as a hall house and part could have been used as a brewery or dairy. You can still see assembly marks carved by carpenters as they numbered the beams, as well as taper burns on the fireplace mantle beam, put there as ritual protection marks to ward off evil spirits from entering down the chimney! This, as well as the impressive inglenook itself, all speak to the rich history of the home. The current owners were drawn here by the character and the chance to enjoy a period home that had been so well restored with at least no renovation work to do – a rare thing indeed!

A Home With Heart

The owners raised their children here and have found it to be a wonderful place for a family at every stage. There's plenty of space, both inside and out, and even now as their children return home for birthdays, Christmas celebrations and holidays, the house rises to every occasion. Its east/west orientation means you get the sun all day, while the large inglenook houses a generously sized log burner, so a roaring fire keeps you cosy





KEY FEATURES

however cold it may be outside. In 2019, the owners added an oak-framed garden room that perfectly suits the oak-framed cottage. The vaulted ceiling enhances the sense of space and it's a lovely place in which to sit and relax, taking in the garden views.

A Labour Of Love

A short time after moving in, the owners took on the task of clearing and landscaping the plot. Keen gardeners, this had been part of the cottage's initial appeal and they relished the challenge! What they have created here is something very special – a haven for wildlife and a superb place to relax. The garden divides into different areas, each with its own character. There's an east-facing courtyard where the owners sit with their morning cuppa enjoying the tinkling water of the fountain. The decked area runs out from the garden room and gets the sun all afternoon and evening, while the swing seat in the herb garden is the ideal place to sit with an evening drink, the air filled with scent in summer. There's a summerhouse (which may be available via separate negotiation), a wildlife pond and a bog garden, all carefully and thoughtfully laid out and planted to attract birds, bees and butterflies. While the garden looks mature today, everything here is thanks to the current owners, including some magnificent trees. It's hard to believe they haven't stood here for much longer!

A Brilliant Base

One of the reasons it's so peaceful is that the cottage is set well back from the road, down a long private drive. You could live in the area for years without knowing the house is here. Along with the surrounding period homes, all part of the former manor, there are fields to the other side, so you can head out into open countryside and explore the footpaths. While it feels idyllic, you're surprisingly well connected, with a highly-regarded primary school in the village, a local pub, a village hall and recreation ground among other amenities. Buses travel to the local high schools and you can be in the centre of Wymondham or on the edge of Norwich, by the Park and Ride, in around ten minutes. It's less than half an hour to the hospital, university and city centre, while the A11, A47 and A140 are all within easy reach, for travel out of the area or over to the coast.































INFORMATION

On The Doorstep

Tacolneston is situated 10 miles from the city of Norwich and has a variety of amenities including a primary school, a public house, hairdressing/beauty salon, Chinese takeaway and a church. Tacolneston is a long village straddling the B1113 and within a conservation area.

How Far Is It To?

The historic Cathedral City of Norwich sits 10 miles to the north east and has a wide range of shops, theatre, schools, art galleries as well as sporting and other leisure facilities along with an International Airport and main line rail links to London. This is a thriving financial and business community. The neighbouring market towns of Wymondham and Attleborough also have excellent shopping including Waitrose and Morrisons supermarkets, pubs, restaurants, schooling and leisure facilities. There is a frequent train service from nearby Wymondham to London Kings Cross via Cambridge. Diss, approximately 16 miles to the east, offers a wide range of local amenities including an excellent train service to London Liverpool Street.

Directions

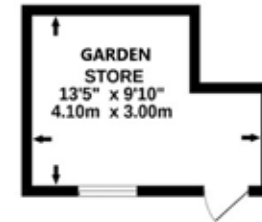
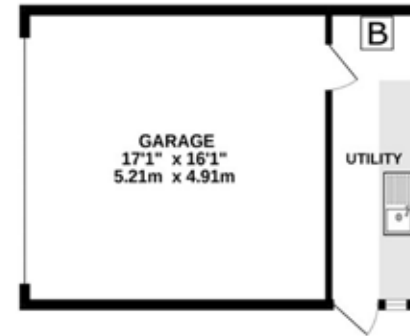
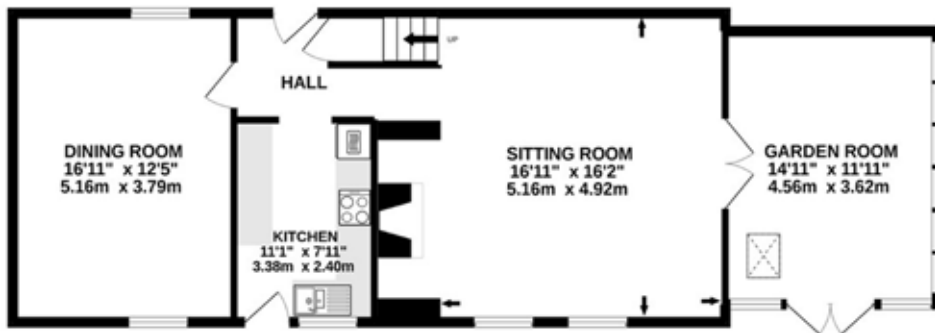
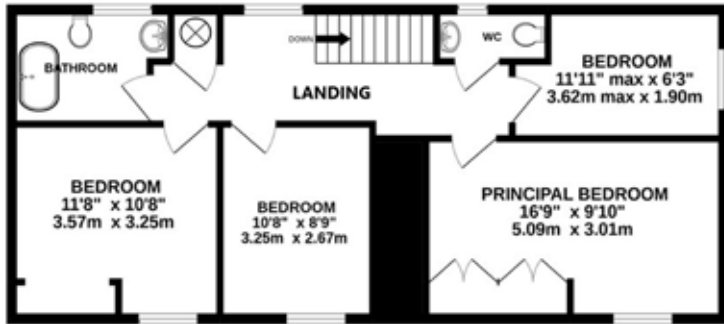
Leave Norwich heading south via the Ipswich Road (A140), as you leave the city turn right at the traffic lights onto the B1113 signposted Mulbarton. Continue on this road for approximately 7 miles passing through the villages of Swardeston, Mulbarton, Bracon Ash and on entering the village of Tacolneston. After passing the primary school on your left, continue on this road passing the hairdressing salon on your left. The property is approached via a shingled shared driveway on your left in about 250 yards.

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water and Mains Drainage
South Norfolk District Council - Council Tax Band D
Freehold

Agents Note

The summer house may be available under separate negotiation.



MAIN HOUSE
TOTAL FLOOR AREA : 1486sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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