



Waterloo Road, Hainford, Norwich

Guide Price £850,000 Freehold

Energy Efficiency Rating : N/A

- ✓ Detached Grade II Listed Home
- ✓ Character Features
- ✓ Plot of 2.21 Acre (stms)
- ✓ Private Woodland
- ✓ Open Plan Kitchen/Sitting Room
- ✓ Four Spacious Bedrooms
- ✓ Separate Two Bed Chalet/Annexe
- ✓ Double Garage/Workshop

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





IN SUMMARY

Set within its very own TRANQUIL 2.21 ACRE WOODLAND (stms), this STUNNING Grade II Listed 19th CENTURY LODGE, built in a GOTHIC STYLE, has been LOVINGLY RESTORED by the current owners. With its EXPOSED BEAMS and CHARACTER FEATURES throughout, this home offers the perfect balance of OLD and NEW - now incorporating a SELF CONTAINED ANNEXE. Once you enter, you straight away appreciate the ATTENTION to DETAIL and HARD WORK which has created a WARM, inviting and HOMELY FEEL. With its FOUR RECEPTION ROOMS and SIX BEDROOMS including the ANNEXE, there is PLENTY of room for all of the family to RELAX and ENJOY inside and out. The TWO BEDROOM TIMBER CHALET can be found on the grounds, along with a DOUBLE GARAGE/WORKSHOP and SOLAR PANELS. Once inside you are welcomed by a BEAUTIFUL ENTRANCE HALL with ORNATE TILED FLOOR and VAULTED CEILING to the FIRST FLOOR GALLERY. From here you will find the 22' KITCHEN/BREAKFAST ROOM with PARQUET FLOORING and INGLENOK with WOOD BURNING STOVE, UTILITY/CLOAKROOM, inner hall, GARDEN ROOM, spacious shower room and plant room. A COSY SITTING ROOM with ORIGINAL BAY WINDOW and FIREPLACE, along with the STUDY completes the ground floor. Upstairs comprises FOUR GENEROUS BEDROOMS with the larger offering a WALK-IN WARDROBE, and TWO FAMILY BATHROOMS - both with ROLL TOP BATHS.

SETTING THE SCENE

The property is approached via a large gravel driveway which forks off to the chalet and double garage all set within mature woodland with lawned frontage.

ENTRANCE HALL

Tiled flooring, radiator, window to front x2, thermostat heating control, stairs to first floor landing, vaulted ceiling, doors to:

KITCHEN/DINING ROOM

22' x 16' 4" (6.71m x 4.98m) Fitted range of base level units with solid wood work surfaces, butler style sink, space for Range Style electric cooker with glass splash back and extractor fan over, space for American style fridge/freezer, space for dishwasher, parquet flooring, radiator, double glazed window to front, double glazed window to side, glazed door to rear, television point, smooth ceiling with recessed spotlights.

UTILITY ROOM/CLOAKROOM

7' x 5' 1" (2.13m x 1.55m) Solid wood work surfaces, space for washing machine, space for tumble dryer, butler sink, high level WC, tiled flooring, radiator, double glazed window to rear, electric fuse box, smooth ceiling.

INNER HALL

Feature fire place, tiled flooring, radiator, smooth ceiling, doors to:

GARDEN ROOM

10' 1" x 9' 10" (3.07m x 3m) Parquet flooring, double glazed window to side, double glazed window to rear, door to side, cupboard housing oil boiler and hot water system, floor standing oil fired central heating boiler, vaulted ceiling, doors to:



SHOWER ROOM

Walk-in shower with thermostatically controlled rainfall shower, tiled walls, extractor fan, tiled flooring, vertical radiator, obscure glazed window to side.

SITTING ROOM

17' 9" x 15' 5" (5.41m x 4.7m) Feature fire place, fitted carpet, radiator x2, bay window to side, cloaks storage space, door to:

STUDY

10' 10" x 7' 10" (3.3m x 2.39m) Feature fire place, wood flooring, radiator, window to side, telephone point.

STAIRS TO FIRST FLOOR LANDING

29' 11" x 12' 3" (Some Restricted Height)(9.12m x 3.73m)
Wood flooring, double glazed window to rear, smooth ceiling, doors to:

DOUBLE BEDROOM

16' 3" x 10' 11" (Some Restricted Height) (4.95m x 3.33m)
Fitted carpet, radiator, double glazed window to front, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

16' 4" x 10' 6" Max (Some Restricted height)(4.98m x 3.2m)
Fitted carpet, radiator, double glazed window to side, double glazed window to rear, smooth ceiling with recessed spotlights.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, free standing rolled top bath with mixer shower tap, wood flooring, radiator, velux window to rear, smooth

ceiling with recessed spotlights.

FAMILY BATHROOM

Three piece suite comprising high level W.C, pedestal hand wash basin, free standing rolled top bath, wood flooring, radiator, window to rear, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

17' 10" x 12' 3" Max (Some Restricted Height) (5.44m x 3.73m)
Feature fire place, fitted carpet, radiator, window to front, window to side, walk-in wardrobe, smooth ceiling.

BEDROOM

10' 10" x 7' 11" (Some Restricted Height) (3.3m x 2.41m)
Wood flooring, radiator, window to front, smooth ceiling with exposed timber beams.

THE GREAT OUTDOORS

The property sits within over 2 acres (stms) of tranquil and idyllic woodland with regular sightings of wildlife such as foxes and deer! An extensive patio area with stunning views across the grounds and ample room to relax and entertain can be accessed via the kitchen & garden room. To the front of the property you will find the double garage/workshop and separate two bed chalet which would make a perfect annexe or possible let.

DOUBLE GARAGE

22' 8" x 18' 11" (6.91m x 5.77m) The garage has been insulated and plastered with the potential for conversion (stp) with double doors to front x2, window to rear x2, storage above, power and lighting, door to:







WORKSHOP

14' 5" x 8' 8" (4.39m x 2.64m) Hard standing flooring, fitted work bench, door to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, extractor fan, non slip wet room flooring, window to rear.

WATERLOO LODGE CHALET

The chalet is approached via a timber veranda.

SITTING/DINING ROOM

14' 7" x 9' 7" (4.44m x 2.92m) Feature fire place, wood flooring, wall mounted electric heater, window to front, window to side, television point, vaulted ceiling with exposed timber beams, open plan to:

KITCHEN

9' 7" x 8' 9" (2.92m x 2.67m) Fitted range of base level units with solid wood work surfaces and inset butler sink and drainer unit with mixer tap, space for electric cooker, wood flooring, window to side, window to rear, electric fuse box, smooth vaulted ceiling with exposed timber beams, doors to:

DOUBLE BEDROOM

13' 6" x 9' 7" (4.11m x 2.92m) Fitted carpet, electric storage heating, window to front, window to side, smooth vaulted ceiling with exposed timber beams.

DOUBLE BEDROOM

9' 7" x 8' 3" (2.92m x 2.51m) Fitted carpet, electric storage heating, window to side, vaulted ceiling.

FAMILY BATHROOM

9' 6" x 5' (2.9m x 1.52m) Three piece suite comprising high level W.C, wall mounted hand wash basin, roll top bath, extractor fan, window to rear x2.

OUT AND ABOUT

The rural village of Hainford is situated North of Norwich, with the property tucked in, just off the A140 Cromer Road. The village of Hainford is equidistant to the popular market town of Aylsham and the city of Norwich providing a range of shopping, leisure facilities and the airport. The new Northern Distributor Road (NDR) is located close by and is sure to open up good access links to the A47 and A11.

FIND US

Postcode : NR10 3AX

What3Words : ///sandwich.choppy.tastings

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

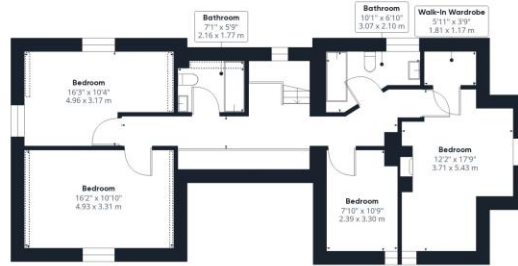
AGENTS NOTE

Buyers are advised that the property is Grade II Listed and benefits from a bio septic tank and solar panels on the double garage and workshop with a return in the region of £400 PA. Please be aware that within the private woodland some trees fall under a Tree Preservation Order (TPO).





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**STARKINGS
WATSON**
HYBRID ESTATE AGENTS

Approximate total area⁽¹⁾

2427.17 ft²
225.49 m²

Reduced headroom

28.88 ft²
2.68 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.