

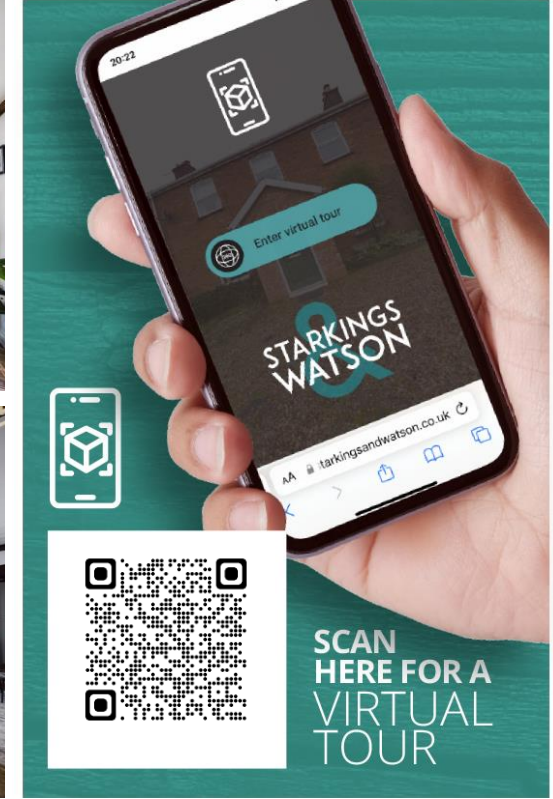
CHURCH ROAD

# Wickhampton, Norwich NR13 3PB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

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# STARKINGS & WATSON

- Grade II Listed Cottage
- Stunning Field Views
- Renovated & Characterful Interior
- Sitting Room with Wood Burner
- Kitchen & Dining Space
- Two Double Bedrooms
- Large Garage & Workshop
- Sizeable Gardens & Driveway

#### IN SUMMARY

This STUNNING Grade II LISTED COTTAGE occupies a BEAUTIFUL RURAL SETTING, with private gardens, FIELD VIEWS, and views across to the VILLAGE CHURCH. With a SWEEPING GATED DRIVEWAY, the outside space is UNRIVALLED for a cottage of this size, allowing COMPLETE FLEXIBILITY as gardens or PARKING. Having a RENOVATED and CHARACTERFUL INTERIOR, the ground floor is CENTRED around the SITTING ROOM with its FEATURE FIRE PLACE and WOOD BURNER, with storage built-in, a STABLE DOOR to front and FRENCH DOORS to rear. The dining room flows seamlessly into the KITCHEN, which makes for an ideal ENTERTAINING SPACE. Upstairs, a VARIETY of EXPOSED timber BEAMS create an EYE CATCHING entrance to the landing, with TWO DOUBLE BEDROOMS and the period style bathroom with a ROLLED TOP BATH. To the outside, the GARDENS offer a FORMAL front and rear GARDEN, with the driveway leading to the decked area with POTENTIAL for a HOT TUB. The TIMBER GARAGE offers a mixture of parking and WORKSHOP SPACE.

#### SETTING THE SCENE

Siding onto the road, a variety of mature planting and hedging screens the property from the road, with a pretty cottage style garden to front, and timber gates leading to the rear.

#### THE GRAND TOUR

When you head inside your eye is immediately drawn to the cast iron wood burner with tiled hearth and timber beam. Brick tiled flooring runs under foot, with a window to front, glazed French doors to rear and a built-in storage cupboard. Brimming with character and charm there are exposed timber beams and concealed stairs to one corner. The brick tiled flooring continues into the dining room, where there is ample space for a dining table, or breakfast bar as currently installed. The kitchen is also open plan, with a fitted range of base level units with square edged work surfaces and inset butler sink and recessed drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob, built-in electric oven, space for appliances, and the floor standing oil fired central heating boiler. Heading upstairs, the landing is finished with timber beams, and doors to the bedrooms and bathroom. The bathroom is finished with a three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, rolled top bath with twin head thermostatically controlled rainfall shower and exposed timber beams.



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## THE GREAT OUTDOORS

Leaving via the sitting room French doors, a shingled rear garden can be found, with ample patio space, a walled boundary and screened oil tank. Timber gates lead to the gated driveway, which in turn leads to a lawned garden with decking which is ideal for a hot tub. Attractive field views can be enjoyed, whilst access leads to the detached garage. The 31' double garage offers double doors to front, window to side x3, storage above, power and lighting. Having been split into two key sections, this could now be a home office or hobby room!

## OUT & ABOUT

Wickhampton is a small rural village located just 10 minutes from Acle. With fantastic scenery and walks, the village located a short distance from local amenities including schools and transport links. The larger villages of Acle and Brundall are a short drive and offer a wider variety of shops including an M&S, amenities and a train station offering direct access to Norwich and beyond.

## FIND US

Postcode : NR13 3PB

What3Words : ///torn.banquets.argue

## VIRTUAL TOUR

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

## AGENTS NOTE

Potential purchasers should note the property is Grade II Listed, with a 2018 re-rigged thatched roof. The property also utilises a septic tank.

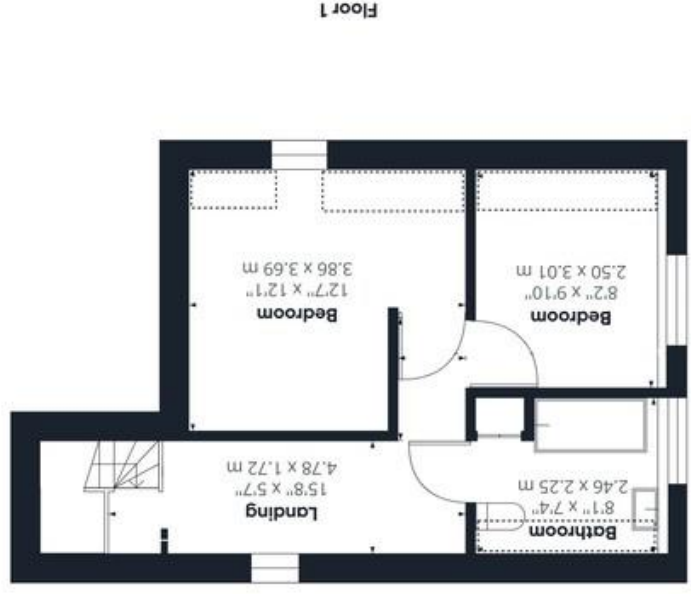
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Price:



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Approximate total area<sup>(1)</sup>  
802.58 ft<sup>2</sup>  
74.56 m<sup>2</sup>

Reduced bedroom  
42.51 ft<sup>2</sup>  
3.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.