



Dell Cottage  
8-9 Ashby Dell | Ashby | Norfolk | NR32 5NB



# HAPPILY EVER AFTER



“Find your fairytale ending at this very pretty cottage, set on the Somerleyton estate, among woodland close to the Broads and the coast. With a chocolate box exterior and fully renovated interior, it’s offers versatile accommodation for a couple or family. Surrounded by wildlife, it’s a true haven, yet it’s located surprisingly near to amenities.”







# KEY FEATURES

---

- An Exceptional Detached Grade II Listed Estate Home, formally part of the Somerleyton Hall Estate
- Sitting in Stunning Grounds of 0.75 acres (stm)
- Beautifully Presented and Updated by the Current Owners
- Three/Four Bedrooms & Family Bathroom
- Three Reception Rooms
- Sweeping Driveway & Ample Parking for Several Vehicles
- Attractive Outbuilding, which was the Former Stables
- The Accommodation inc Outbuilding extends to 1,796sq.ft
- EPC Not Required

With painted gingerbread trim, tall chimneys and leaded windows, this property is an absolute joy! And the setting is perfect, down a little private road, off the beaten track with no passing traffic. It's so peaceful here that you feel as though you're in the middle of nowhere. But that's deceptive – there's a pub within walking distance and you're nestled between Somerleyton, Lound, St Olaves and Fritton Lake, near to the Broads, the beach and the A143.

## A Piece Of Suffolk History

The cottage is made up of a former pair of farm workers' dwellings and was originally owned by the Somerleyton estate. It was built in 1846 and is unusual in being sold off – most properties around here are still part of the estate and not in private ownership. It's very picturesque with the diamond chimneystacks, the scalloped trim and the lattice windows.

When the owners came here, it was love at first sight, and they could see the potential to update the property and make it their perfect family home. It's a listed building, but the layout is excellent, so the works have been cosmetic – redecorating sympathetically in Farrow & Ball colours, fitting new flooring, adding a large terrace to the rear and decorating the former stable block into a useful outbuilding.







# KEY FEATURES

---

## A Real Character

This is a home packed with character and the owners have been careful to preserve it. The farmhouse kitchen has a butler sink and room for a range, with tiled flooring. The bathroom has a painted wooden floor and feature rolltop bath, as well as a separate shower. On the ground floor, there's a cosy reception room on each side, one currently a sitting room and the other a family room. The sitting room is a favourite with the owners on winter days as it has a log burner, so it's a lovely place to curl up in the warmth. Behind the sitting room you'll find the aforementioned kitchen, open to a large central dining room that sits comfortably in the heart of the cottage. There's also a ground floor cloakroom and a very useful boot room where you can keep all the mess contained when you come in from a muddy walk! Upstairs, there are three double bedrooms with excellent views, as well as the family bathroom. The central landing space here is used as a dressing area and would also be a great study.

## Outbuilding And Animals

Outside, the stable block has been decorated and currently used for storage but would be perfect for a gym, playroom or games room. The owners have built a large patio area to one side of the main property and have a seating area on the opposite side, so you can follow the sun around all day and enjoy your surroundings. The owners have also planted many shrubs and plants, so the garden has matured nicely and has plenty of colour and interest, but is generally low maintenance considering the size. While you feel very secluded here, you won't be alone – the wildlife is incredible. As well as many birds, including owls, woodpeckers and pheasants, you'll be in for a treat when it comes to animals. Much of the Somerleyton Estate has been rewilded, so there are black pigs, Highland cows, herds of deer and more to be seen in the surrounding area. You can stroll up a lane to the village church and to the Hall, or head out the other way towards the lake. You can even walk to the train station, where trains to Norwich take around 35 minutes.









































OUTBUILDING























# INFORMATION

---



## On The Doorstep

Somerleyton is a stunning small Suffolk village with a local pub serving quality food and its own train station with regular trains connecting to Norwich and London Liverpool Street. It boasts the Somerleyton Estate, which is a privately owned 5,000 acre estate located in the beautiful countryside. Oulton Broad can be found 6 miles south and is the most southern area of open water on the Broads Network with a well-known sailing club. Southwold, with its glorious sandy beach, happy-looking beach huts, quirky pier, stylish independent shops and thriving market town atmosphere, is simply the quintessential British seaside town and easily accessible.

## How Far Is It To...

The A47/A12 is only 3 miles to the east giving easy access to Ipswich & Colchester then on to London. Norwich lies approximately 22 miles north west of Ashby and can be reached in 35 minutes by car, it offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The attractive market town of Beccles is about 10 miles south and is situated in the heart of the Waveney Valley. Beccles now boasts large and diverse shopping amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has a sailing club being on the extremes of the Norfolk broads.

## Directions

Start out on London Road, Beccles. At the traffic signals turn right on to the A145. Continue on the A145 and at mini-roundabout turn left onto the A145, At roundabout take the 1st exit onto the A146, At roundabout take the 3rd exit onto the A143, Turn right onto Herringfleet Road - B1074, Continue on this road until you reach Blocka Road on the left hand side. Take this road and follow until you reach the village sign for Ashby, turn left along the driveway and follow this drive round to the right and the property will be found at the end.

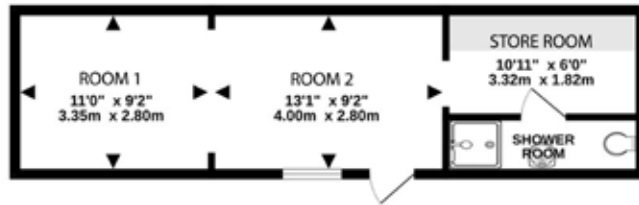
## What Three Words Location - [intricate.clocks.calms](https://www.intricateCLOCKS.com)

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

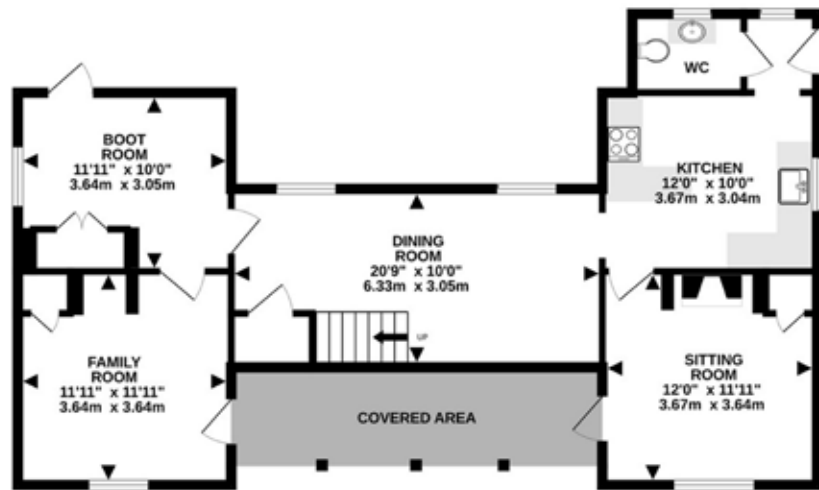
## Services, District Council and Tenure

Oil Central Heating, Wood Burner, Mains Water, Private Drainage – Septic Tank  
Ultra Fast Broadband Available <https://www.openreach.com/fibre-checker>  
Mobile Phone Reception Varies depending on Network, EE Network is the strongest signal, inside and outside. See Link to check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
East Suffolk District Council - Council Tax Band D  
Freehold

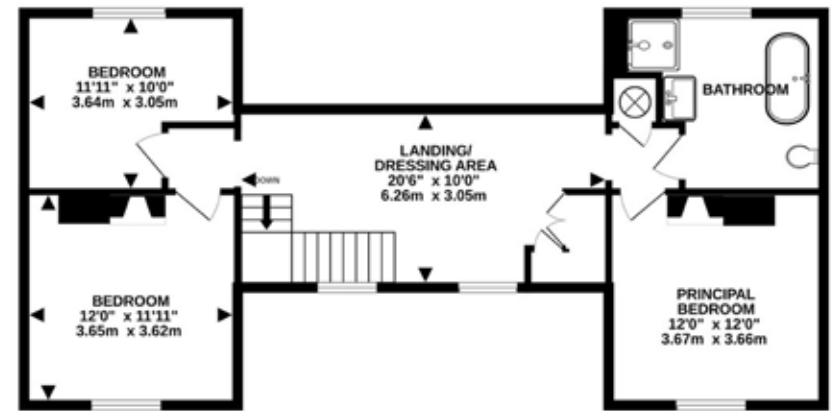




OUTBUILDING  
321 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1475 sq. ft. (137 sq. m.) approx.  
TOTAL FLOOR AREA : 1796 sq.ft. (166.9 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](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2023

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The Fine & Country Foundation, charity no. 1160989  
Striving to relieve homelessness.

Please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





follow Fine & Country Beccles on



Fine & Country Waveney  
23a New Market, Beccles, Suffolk, NR34 9HD  
01502 533383 | beccles@fineandcountry.com

