



The Vinery & The Old Stable
The Hill | Swanton Abbott | Norfolk | NR10 5EA

INTERESTING HISTORY



“This pretty part-flint cottage with its gothic window is most intriguing. Dating back hundreds of years, there’s plenty of character here and the setting is truly idyllic, with views over fields and the common. It’s been a happy home to the same family for decades and has grown with them over the years. It’s now waiting to pass on to a new family, to write their own chapter at this pretty property.”



KEY FEATURES

- A very pretty Part Flint Period Cottage with a One Bed Annexe in the village of Swanton Abbott
- Ground Floor Principal Bedroom with En-Suite Shower Room
- Four further First Floor Bedrooms and a Family Bathroom
- Kitchen/Breakfast Room with Separate Utility
- Four Reception Rooms
- Character includes a Gothic Window, Beams and Fireplaces
- One Bedroom Annexe with Kitchen, Shower and Sitting/ Dining Room
- Secluded Gardens include a Courtyard and a Rear Garden with Views of the Church and Fields
- The Accommodation extends to 2,129sq.ft inc the annexe
- Energy Ratings: F (main house) and D (the annexe)

With links to a local landmark, this would originally have been home to monks. In more recent times, it's been extended to offer spacious and flexible accommodation for a large family, with a useful annexe too. There are sunny, secluded gardens, wonderful views and many walks to explore and enjoy. Just a few miles from North Walsham and Aylsham, it's well placed for Norwich, the coast and the Broads.

A Friendly Family Home

The owner of this pretty property has been here for 40 years. With four children, the parents wanted a home that could grow with their family and they loved the position of the cottage and the outlook, as well as the welcoming and comfortable feel of the home. This house was home to monks who tended a large vineyard that used to be in the gardens and gives the house its name. Nearby Weavers Cottage was another property where monks once lived and worked. The land was owned by St. Benet's Abbey, close to Ludham.





KEY FEATURES

Rising To All Occasions

The original part of the cottage comprises a sitting room, dining room, central hall and study, with four bedrooms and a family bathroom above. The family have extended to add an additional reception to the rear of the house – a lovely sunny, south-facing room with sliding doors leading out onto the garden and a favourite spot in the summer months. The two front receptions are wonderfully cosy and ideal for winter days and for the evenings. The owner is a keen cook and the large kitchen breakfast room is where she's at her happiest, cooking a feast for family and friends. Beyond this is a useful utility room and through here you reach a ground floor bedroom suite. This is perfect for guest accommodation and the owner likes being able to offer her guests privacy down here, whilst keeping the lovely, dual-aspect master to herself.

Plenty Of Potential

Outside, in the former stables, there's a useful annexe that's perfect for adult children and could also be a great holiday let. It would be great if you work from home and you could run a business from here, without it impacting on your family life – there's access directly from the drive, so clients wouldn't need to come through the home. The rest of the garden divides into different areas, such as the rear garden with views over to the picturesque village church, and a little courtyard with a patio. This is the last house in the hamlet and the position is truly lovely – you're set back from the road, but you look out over the common to the front and across fields to the side. You'll see more people walking their dogs than you will cars along this quiet lane and there's plenty of wildlife too. It feels wonderfully rural and peaceful, but you are only a five-minute drive from North Walsham, with three supermarkets, a train station, schools and everything else you might need. The coast and the Broads are also within easy reach, along with the beautiful market town of Aylsham and the fine city of Norwich.























THE
OLD STABLE





THE OLD STABLE







INFORMATION



On The Doorstep

Located close to the Norfolk coast, Swanton Abbott is a short distance away from the market towns of Aylsham and North Walsham which offer a large variety of amenities including Sainsbury and Tesco supermarkets. North Walsham offers direct rail connections to Norwich. The property is also within easy reach of the Norfolk Broads where there is an abundance of water activities and wildlife. The village of Sea Palling is only 12 miles away and boasts a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens.

How Far Is It To?

Cromer is approximately 13 miles away and is often hailed as one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk. The Cathedral City of Norwich (13 miles) has a myriad of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport.

Directions

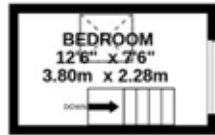
Leave Norwich heading north on the B1150 Coltishall Rd. After leaving Coltishall take the signs for Swanton Abbott. The property is situated within a small hamlet called The Hill to the outskirts of Swanton Abbott.

Services, District Council and Tenure

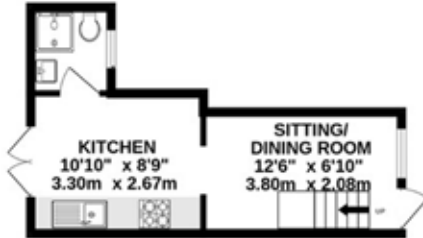
LPG Central Heating, Mains Water, Private Drainage via Septic Tank
North Norfolk District Council
Council Tax Band C for House
Council Tax Band A for Annexe
Freehold



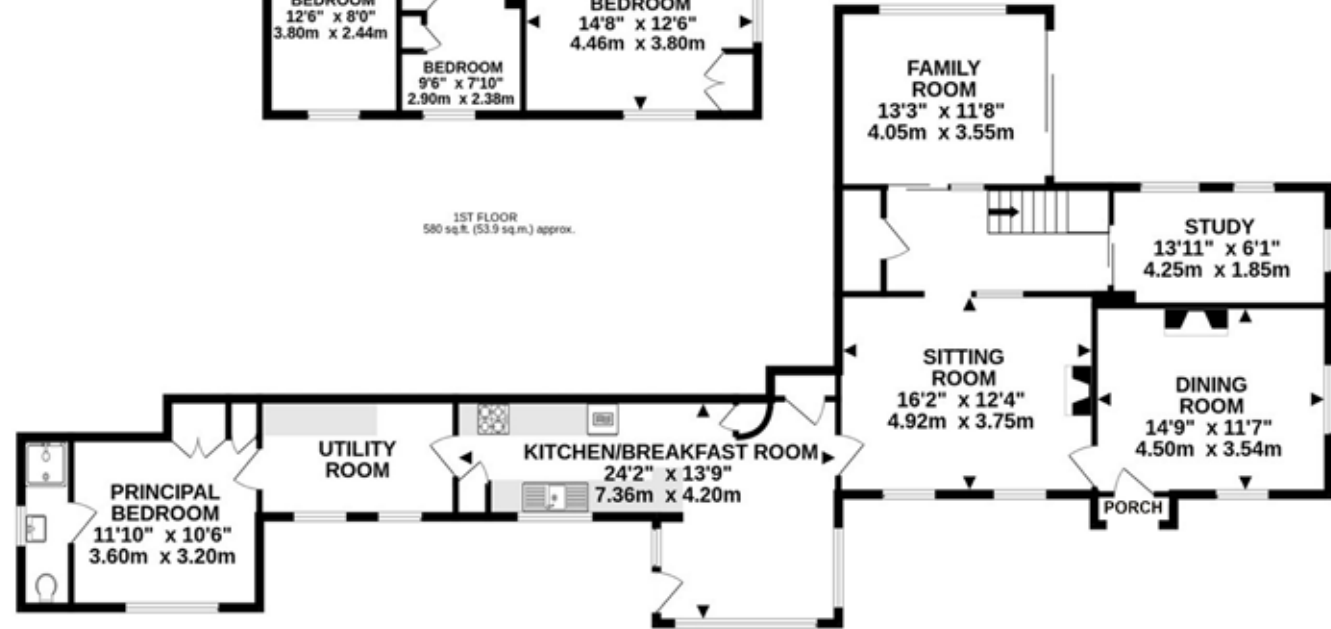
1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



ANNEXE GROUND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



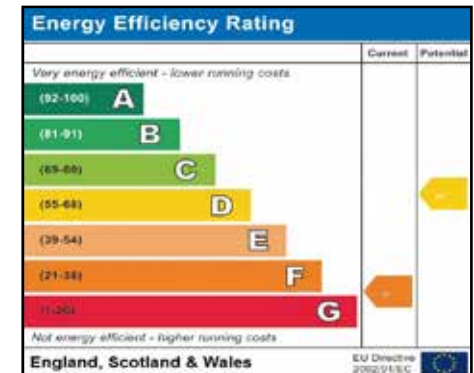
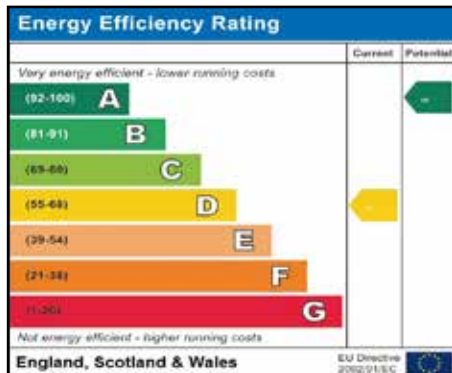
ANNEXE FIRST FLOOR
93 sq.ft. (8.7 sq.m.) approx.



GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXC. ANNEXE) : 1821 sq. ft. (169.2 sq. m.) approx.
TOTAL FLOOR AREA : 2129 sq.ft. (197.8 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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