



**Church Street, Great Ellingham, NR17 1LE**  
**Guide Price £400,000 - £425,000**



Grade II Listed cottage full of character and charm nestled within the heart of the sought after village of Great Ellingham.

# Church Street, Great Ellingham

## KEY FEATURES

- Grade II listed cottage
- Studio with annex potential (stpp)
- Open plan Kitchen/Diner
- Downstairs study to work from home.
- Recently upgraded and refurbished.
- Cottage gardens
- Council Tax Band C
- Freehold
- Guide Price £425,000 - £450,000

## SITUATION

Great Ellingham is found approximately 2 miles north-west of Attleborough and 12 miles southeast of Dereham with both towns offering a wide variety of amenities and facilities. Great Ellingham itself offers a fantastic local pub and restaurant, post office, fine church and a primary school and is ideal for those wishing to enjoy the beautiful Norfolk countryside.

## DESCRIPTION

Positioned in a most idyllic setting, this beautifully presented cottage offers spacious and versatile accommodation and is located a short distance from village amenities.

Chequer Cottage is grade II listed and of traditional clay lump construction believed to date back to the early 1700's originally having had a thatched roof. However, in more recent years has been extended to the rear to offer extensive downstairs living and now benefits from a pan tiled roof.

The Cottage boasts a wealth of charming features including exposed beams, handmade windows with monkey tail handles (installed in 2019), farmhouse style kitchen fitted in 2020, solid wood internal doors and fabulous fireplace with wood burner installed in 2018.

The property also benefits from an electric combination boiler with radiators that were installed in 2019.

An excellent addition is the studio which is located next to the single garage and currently provides a perfect space for working from home. There is great potential to convert this into a self-contained annex or holiday let subject to planning permission.

Externally the property occupies a prominent position away from the road, with the most fabulous cottage style front gardens which offer a range of mature trees, shrubs and pretty flowers. To the rear of the cottage there is driveway parking in front of the single garage with a gate leading into a paved courtyard.

## ENTRANCE HALL

As you step into the cottage you are greeted by an entrance hall with doors to sitting room, study, bathroom with kitchen, stairs to first floor and understairs storage cupboard. Attention is drawn to the front window which features two panes of glass either side of an original beam.

## SITTING ROOM

A warm and welcoming room with dual front aspect windows giving views out to the front garden. A lovely focal point being the fireplace with solid wood mantel and wood burner set upon a tiled hearth.

## STUDY

An excellent space for those working from home but would also lend itself well as a third bedroom, hobby/playroom or snug. Front aspect window gives views to the front gardens.

## BATHROOM

The bathroom has been fitted in more recent years and offers a three-piece suite in white with panelled bath, WC and pedestal hand wash basin. There is an obscured window to the rear aspect.



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## KITCHEN

Having been recently refitted by the present owner, the kitchen offers a range of farmhouse style cabinets with solid wood work surfaces over, a ceramic butler sink with chrome mixer tap, space for undercounter dish washer, space for cooker, tiled splash backs and Quarry tiled floor. There is a useful pantry with plenty of storage space, side and rear aspect windows, door to utility room and opening through to:

## DINING ROOM

A well proportioned room with an open plan feel, ample space for table and chairs and dual rear aspect windows flooding the room with natural light.

## UTILITY ROOM

Located to the rear of the property, the utility room provides space and plumbing for washing machine, tumble dryer and other appliances. A stable door gives access to the rear courtyard garden and a door leads to:

## GARAGE

Single garage with power, light and electric roller door.

## STUDIO

A later addition to the property in 1983 and currently provides a fantastic space to work from home with front and rear windows, skylights, power, light and door leading to driveway. There may be potential to convert this space into an annex or holiday let subject to the relevant planning permissions.

## FIRST FLOOR LANDING

From the entrance hall, stairs lead to the landing where there are doors to both bedrooms, stairs going up to shower room and door to storage cupboard.

## BEDROOM ONE

A generous double room with front and rear aspect windows and large double built in wardrobes with solid wood sliding doors that offer an abundance of storage space.

## BEDROOM TWO

Another well proportioned double bedroom with front aspect window and door to cupboard housing the electric combination boiler.

## SHOWER ROOM

Located to the rear of the cottage offering a three piece suite comprising of double shower unit with shower over, WC and hand wash basin with mixer tap set upon vanity unit. Heated towel rail, floor to ceiling tiles and obscured window.

## VIEWINGS

Strictly by appointment with Whittley Parish Estate Agents

**OUR REF: AT030**



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