



THE STORY OF

The Maycot

Brandon Parva, Norfolk

SOWERBYS

S

THE STORY OF

The Maycot

Church Road, Brandon Parva,
Norfolk, NR9 4DQ

Substantial, Detached Chalet Bungalow

Set in the Wonderful Countryside

Positioned on Approximately 1.4 Acres of Land (STMS)

Large Sitting Room with Garden Views

Five Bedrooms and a Study

Ample Off Road Parking

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“A charming home with a tranquil garden,
surrounding you with nature.”

Located in the wonderful village of Brandon Parva, falling within the illustrious school catchment for Wymondham High Academy and Barnham Broom Primary School, is The Maycot - a five bedroom, detached chalet bungalow sitting proudly on approximately 1.4 acres (STMS).

Space is definitely not an issue here at The Maycot. From hosting dinner parties in the formal dining room, to relaxing by the crackling fire in the cosy, 20ft sitting room in the winter, or relishing in the wonderful garden views through the open

patio doors in the summer, there is much to love about this charming home.

The bright kitchen also enjoys garden views and is ideally located to be opened up into the dining room or sitting room should one desire.

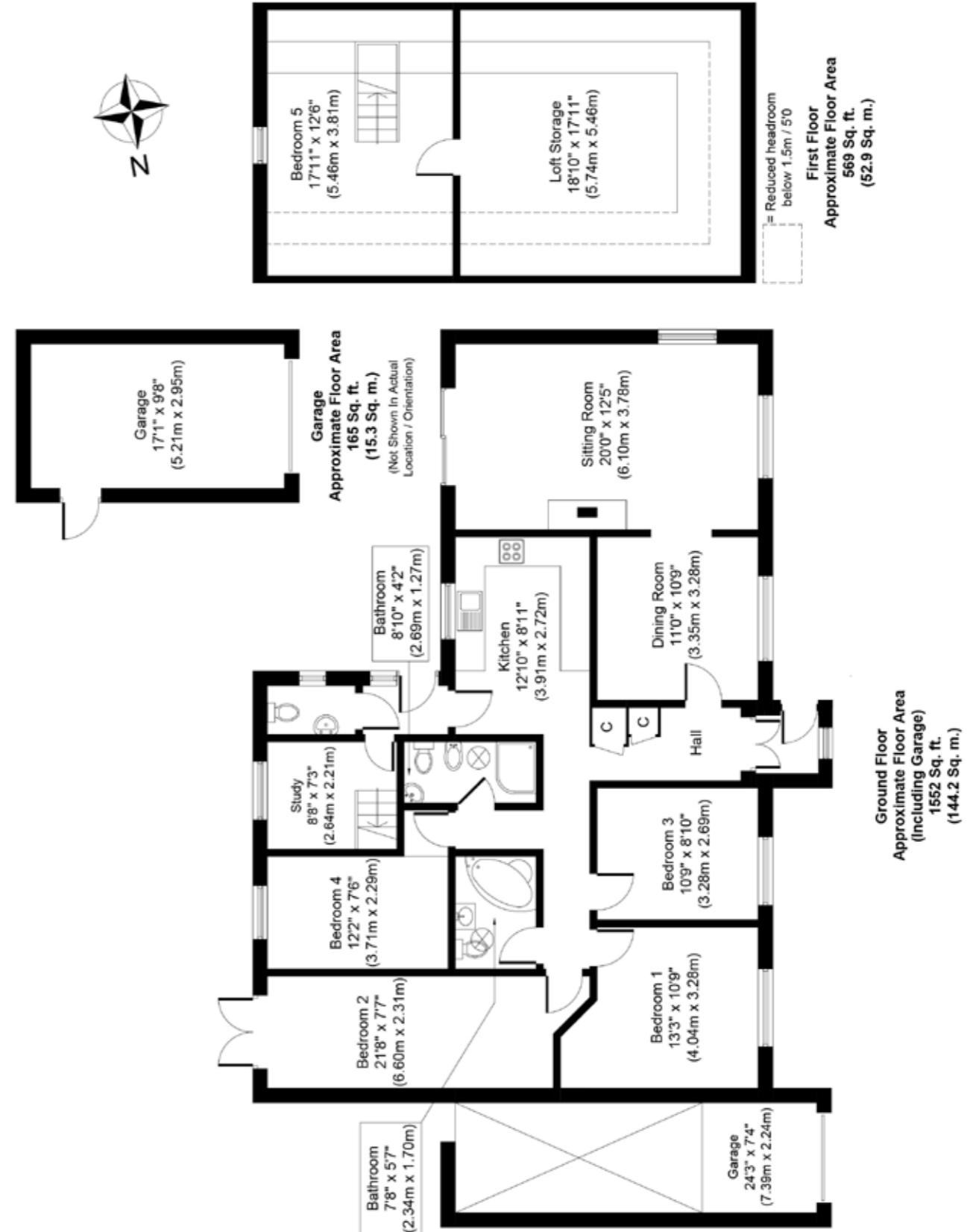
With five bedrooms and a study, there's plenty of room for everyone to have their own space and somewhere quiet to retreat to away from the buzz of the family home when needed. In addition to the fifth bedroom, the first floor also benefits from a large, boarded loft space.





Outside and to the rear we find the jewel in the crown, approximately 1.4 acres of garden (STMS), where our sellers have loved the feeling of being surrounded by nature with a plethora of fruit trees and bushes. The space has been cleverly broken up with a formal garden directly to the rear of the house, and a more wild garden down the far end of the plot.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Brandon Parva

IN NORFOLK
IS THE PLACE TO CALL HOME



Conveniently located for easy access to the A11 and A47, whilst still offering the best of countryside living.

preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Brandon Parva is a small village with a friendly community, and is within the catchment area of two popular local schools, Wymondham High and Barnham Broom Primary School.

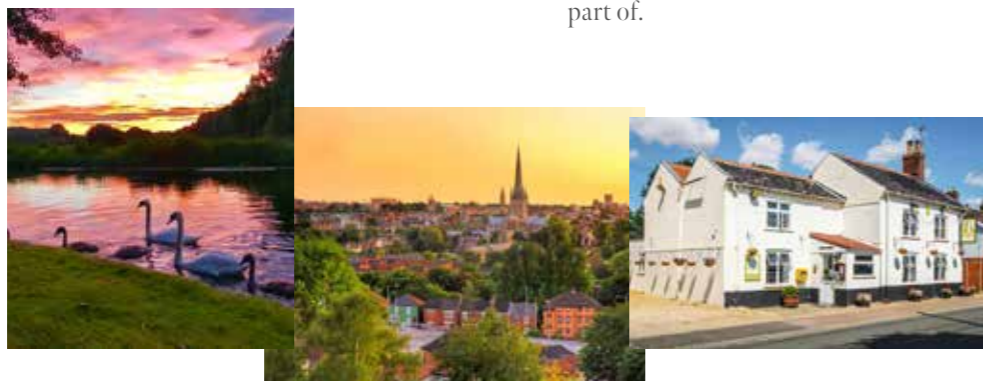
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

The neighbouring village of Barnham Broom local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf and Country Club. A couple of wonderful places to visit here are the Painted Barn Café, located on the edge of the village, and the Goatshed Farm Shop and Café, which is near to Barnham Broom Hotel. Four miles south-east you'll find the popular market town of Wymondham, which offers excellent schools, and 9 miles east is the ancient city of Norwich.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

Home to writers, radicals and fiercely independent spirits for over a thousand years, today Norwich continues in its legacy as an enclave of culture and creativity. It's perfectly

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



The Maycot

“We love the view of our gardens, it is an exceptional outdoor space.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via electric storage heaters and wood-burning stove. Private drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9090-5893-0422-7023-3003

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///chin.fluctuate.testers

AGENT'S NOTE

we have been made aware that there is a covenant restricting the height of any future development to the property

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL