

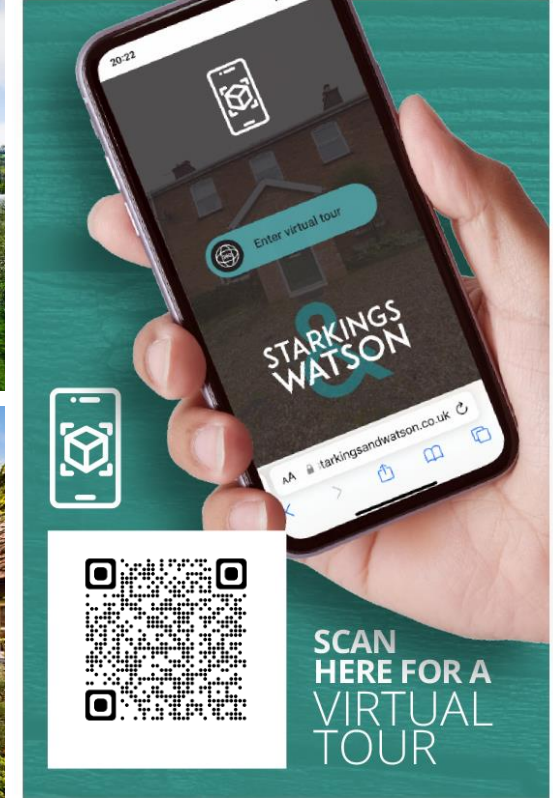
CHURCH HILL

Saxlingham Nethergate, Norwich NR15 1TD

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS & WATSON

- Grade II Listed Three Storey Cottage
- Four Reception Rooms Including Study
- Kitchen, Boot Room & Utility Room
- Four/Five Bedrooms
- Shower Room, Family Bathroom & Wet Room
- Cart Lodge with Room Above
- Enclosed Formal Lawned Garden
- Ground & Orchard Extending to Approx. 0.81 Acres (stms)

IN SUMMARY

Situated in a TRANQUIL CONSERVATION AREA, this GRADE II Listed home offers over 2200 Sq. ft (stms) of accommodation on a plot extending to 0.81 ACRES (stms) including FORMAL GARDENS and the LARGE former ORCHARD. Adjacent to neighbouring properties and a working farm, this RURAL SETTING is situated close to the A140 for access to NORWICH and DISS. The PRIVATE single track driveway leads to a gated PARKING and turning area with the main property, utility/annexe, and DOUBLE CART LODGE with STORAGE ROOM above all adjacent. The main property is LACED with CHARACTER and CHARM, with HIGHLY VERSATILE accommodation arranged over three floors. Including up to FOUR RECEPTION ROOMS, 16' KITCHEN/DINING ROOM, boot room, utility room, FOUR BEDROOMS, study/storage room, WET ROOM and the FAMILY BATHROOM. With VAULTED CEILINGS, modernised extensions to the original cottage, the warmth of beamed ceilings and of course a wood burner, this COSY HOME offers a WARM and INVITING FAMILY FEEL.

SETTING THE SCENE

Heading up Church Hill, between two neighbouring properties, a shingle driveway leads to the property. Tucked away behind other homes, a timber gate leads to the utility room/annexe, with a door to the porch entrance, and timber gates leading to

the turning area, parking, cart lodge and gardens. With views across the neighbouring farm and gardens, the property enjoys a green and leafy setting.

THE GRAND TOUR

Heading inside, the entrance porch offers pamment tiles under foot, with a window to front and a solid wood door to the kitchen. This traditional farm house kitchen offers a bespoke solid wood range of base level units, with an oil-fired Aga for cooking, spaces for various appliances and a filtered water tap. Pamment tiles with under floor heating run under foot, with ample space for a large table, and two windows to front. The kitchen is open plan to the inner hall, which runs to the main living spaces and stairs to the first floor. Taking each room in order, a boot room can be found adjacent with a stable door from the hall, with a large built-in cupboard, oil fired central heating boiler, butler sink, side access door and pantry - all with pamment tiling under foot. The utility room sits opposite the kitchen with further space for white goods. The flooring in the hall changes to wood, with the stairs to your right, along with a double storage cupboard. On your left, a white shower room offers a wet room style finish with contrasting Aqua-board splash backs and a heated towel rail. Three reception rooms run across the rear of the property, firstly the older part of the property where a family room with timber beams to the walls and ceilings creates a snug style room, centred around the cast iron wood burner with under floor heating also. The sitting room is open plan from the hall, and a more modern addition, with a full width wall of glazing on to the rear gardens and under floor heating. Two doors lead off the sitting room to the study, which could be two rooms, and has been a bedroom in the past. Upstairs, the beautiful landing offers further timber beams and a galleried landing onto the sitting room. The main 16' bedroom offers a vaulted ceiling, listed Queen post and Smoke Cell, storage recess and beautiful timber beams to the walls and ceiling. Two further bedrooms are opposite, but



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these could be used as one bedroom with a study or living space. The family bathroom and a further shower/wet room sit to the opposite side of the landing, both with tiled splash backs. The top floor offers two rooms, one which has been used as a bedroom, and the other a study/storage space given their restricted head heights.

THE GREAT OUTDOORS

The formal gardens lead from the sitting room, with a patio area and timber sleepers including steps onto a main lawned expanse. Various planting can be found, with hedging to the side and a timber gate to the driveway. Behind the property a brick-built utility room/annexe building can be found, including a gardeners toilet - this space could also be a home office. The oak framed cart lodge is next to the formal gardens, with twin parking, power and lighting, along with exterior steps to a loft storage room with velux window to rear. To the left of the cart lodge, a path leads to the original orchard, with some very old fruit trees and a fenced off vegetable plot with shed and poly tunnel.

OUT & ABOUT

The property is located within the South Norfolk rural village of Saxlingham Nethergate. Approximately eight miles from the centre of Norwich - some 20 minutes by car. There is a sought after primary school and a Village Hall which hosts a variety of clubs including amateur dramatics. Further afield within surrounding villages you will find supermarkets, secondary schools, leisure facilities, post office, public houses, restaurants and local amenities.

FIND US

Postcode : NR15 1TD

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VIRTUAL TOUR

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

AGENTS NOTE

The property is Grade II Listed. Potential purchasers should note the property is adjacent to a working farm, with a pathway leading to the main expanse of land. We are advised Fibre broadband is installed to the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>Approximate total area (1)</p> <p>2763.90 ft² 256.77 m²</p> <p>Reduced headroom</p> <p>480.45 ft² 44.63 m²</p>	 <p>HYBRID ESTATE AGENTS</p>
<p>Ground Floor Building 2</p> 	<p>Ground Floor Building 1</p> 			
<p>Floor 1 Building 3</p> 	<p>Floor 1 Building 1</p> 			
<p>Floor 2 Building 1</p> 	<p>Approximate total area (1)</p> <p>2763.90 ft² 256.77 m²</p> <p>Reduced headroom</p> <p>480.45 ft² 44.63 m²</p>			