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THE STORY OF

Brook Cottage

Morley St. Botolph, Norfolk

SOWERBYS

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Brook Cottage

Deopham Road, Morley St. Botolph,
Norfolk, NR18 9AA

Three/Four Bedroom Character Home

Wealth of Period Features

Idyllic Setting

Highly Versatile Accommodation

Wonderfully Presented Throughout

Idyllic Location

Far Reaching Countryside and Church Views

Off Road Parking and Outbuildings

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“The timeless nature of the setting gives a reassuring sense of continuity and ease in a busy world...”

Nestled discreetly at the bottom of a quiet and idyllically situated plot, Brook Cottage offers a wealth of characterful accommodation, intelligently enhanced to accompany a modern and flexible family lifestyle.

The warm embrace of this home is immediately evident, with three charming and versatile receptions flanking the inner hallway, showcasing original exposed timbers and a charming fireplace to the sitting room whilst the family room opposite currently serves as an ideal playroom. Yet more versatility and drama is found in the vaulted garden room, which currently serves as a home study/studio; yet another example of how this brilliantly flexible home can cater for

any number of lifestyle requirements.

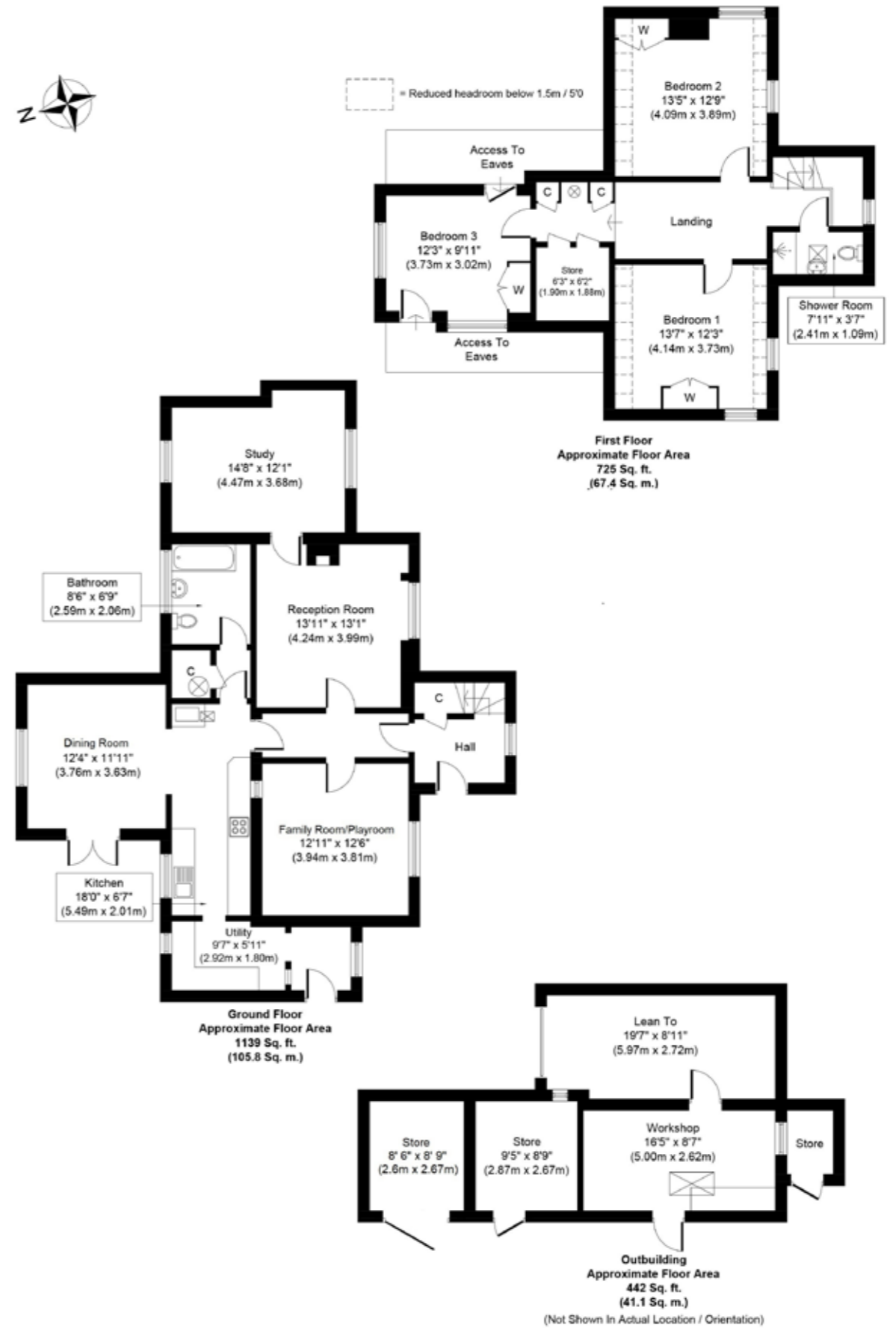
To the rear of the property, an excellent semi-open-plan space provides a sociable hub for family and friends to gather. The kitchen boasts picture perfect views across the rear garden, open fields and across to the church on the horizon. It also benefits from planning permission granted for a single storey extension to the rear, creating a generous contemporary open-plan kitchen/living space. The architect designed plans include a glass roof lantern and corner opening bifold doors to maximise natural light, and make the most of the far reaching views over the garden and fields beyond.



The dining room interacts well with the kitchen, in a nod to much more modern architecture, and is bathed in reams of natural light, with double doors leading to the rear sun terrace. The ground floor is completed by a well-equipped utility room and a large family bathroom.

The first floor continues to offer every bit as much character as one would hope for, with three highly individual bedrooms orbiting the central landing. The principal bedroom enjoys built-in storage and yet more lovely natural light, whilst two further bedrooms are spacious doubles and equally benefit from built-in wardrobes and, of course, charm in abundance. All bedrooms are well served by the family shower room.





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.

Tucked discreetly at the bottom of a long driveway, amongst the finest features of this home is the plot in which it sits. Ample frontage means a large driveway opens to a spacious and well-tended lawn, whilst the rear garden provides a private and sheltered oasis. Multiple sun terraces are positioned to enjoy all day sunshine, whilst yet more sprawling lawn provides the perfect canvas to enjoy downtime with friends and family. A handy run of brick built outbuildings offers valuable storage space and even potential to convert further.



“The views across the garden and countryside never cease to inspire and offer a moment of calm.”

ALL THE REASONS

Morley St Botolph

IS THE PLACE TO CALL HOME



A small village midway between Attleborough and Wymondham, Morley St Botolph enjoys a delightful countryside

setting and is perfectly placed for access to Norwich, Cambridge and further afield. The village has an excellent village hall and sports hall. Brook Cottage is also superbly located within the catchment for Wymondham College; a unique World Class state school and one of the top 20 state schools in the country. Rated OFSTED outstanding, Wymondham College also has an enviable reputation after winning the prestigious Secondary School of the Year award in 2021.

About 3 miles away, Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich,

Cambridge and London, Kings Cross making the area ideal for commuting. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

Attleborough also has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from Sowerbys



Wymondham town centre

“Wymondham nearby is an excellent source of local amenities whilst, of course, having Norwich so close makes travelling for work and train links a breeze.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 8126-7924-4650-5314-8992

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: ///searching.golf.relief

AGENT'S NOTE

Details of the granted planning permission can be found on the planning website for South Norfolk and Broadland District Council, reference: 2021/0032.

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.

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