



Swan Cottage
Low Road | Norton Subcourse | Norfolk | NR14 6SD

RURAL RELAXATION



“Breathe out and unwind at this peaceful home, with beautiful views across open farmland and a wonderful private garden with a home office or studio.

The attractive property has been lovingly updated and improved by the current owner and includes versatile family-friendly accommodation, with a self-contained annexe that’s perfect for guests, adult children living at home, elderly parents or as an AirBnB.”



KEY FEATURES

- A Delightful Character Cottage situated in a Rural Location with Stunning Views
- Flexible Living Accommodation with a One Bedroom Annexe
- Three Bedrooms with En-Suite to Principal Bedroom
- Two of the Bedrooms plus a Bathroom are on the Ground Floor
- Sitting Room and Garden Room
- Private Gardens with a Large Driveway and Parking for Several Cars
- Useful Garden Studio and Shed 195sq.ft
- The Accommodation extends to 1,513sq.ft
- Energy Rating: D

This is the perfect place in which to enjoy country life without feeling isolated. You have neighbours on each side, but the views are wide open and the outside space is nice and private. You're close to a friendly village and to the attractive towns of Loddon and Beccles, half an hour from Norwich and close enough to the coast that you can enjoy a day at the beach whenever the weather allows.

An Idyllic Position

When the owner first came to view the property, she loved the beauty of the countryside surrounds, yet it was the bright and warm atmosphere of the house that really beguiled her. All the rooms are light and well proportioned, the layout is practical and the flow of the rooms really works well. It's proved to be a very easy house to live in – one that asks little and gives a lot. She has made some improvements, such as fitting new bathrooms and converting the garage to an annexe, but the house has always been a very happy and welcoming place and she has made many memories with family here over the years.

Comfy Through The Seasons

The main sitting room is found to the front of the property, with a lovely log burner in the fireplace to keep you cosy on long winter nights, while three windows and the front door allow the light to pour in all day. This takes you through into the kitchen, which is very spacious and naturally divides into two areas, one of which is the kitchen itself and the other a breakfast or dining area. This in turn leads onto the magnificent and very large garden room, with a complete stretch of windows and French doors facing south and opening onto the garden.





KEY FEATURES

This means you can open up this whole side of the house for entertaining, or keep the doors closed when everyone wants to do their own thing. There are two bedrooms on this floor too, sharing a family bathroom. Upstairs, the master suite is tucked well away from the rest of the accommodation and benefits from the best of the views and an en-suite shower room.

Work, Rest And Play

The annexe has its own entrance and does currently have a door to the garden room, although this could be blocked off if preferred. The annexe also has a shower room and kitchenette, so it can be completely self-contained. The owner's adult son lived here for a while with his family and the owner found it perfect as they all had their own space and nobody disturbed each other, but they could still share the garden room and congregate there. The annexe would make an excellent holiday let with the potential to provide a useful additional income. The owner is very creative and has her studio down in the garden. This would also make a great home office, allowing you to shut the door on your work at the end of the day and leave it all behind, physically and mentally.

Gorgeous And Green

The garden is a real delight, south-facing and filled with sunshine. There's a long lawn where children can play, a pretty pond that's securely fenced for safety, cherry and plum trees, bluebells and other colourful flowers that offer plenty of interest throughout the year. As you're near open farmland, close to the marshes and the river, you'll see a lot of wildlife, including marsh harriers and red kites. When you can tear yourself away from the relaxing garden and the beautiful views, you can walk or cycle into the village, where you'll be given a warm welcome by the friendly community. There's a primary school, pub, community shop and a bowls club here. Loddon and Beccles are also close by and offer a wide range of facilities, while Norwich itself is only 30 minutes away by car.

























INFORMATION



On The Doorstep

The property is located just on the outskirts of the popular village of Norton Subcourse, south east of Norwich and close to the neighbouring villages of Loddon and Thurlton, both offering local shops, post office and public houses. The pretty neighbouring village of Reedham has a train station, which is about 1.5 miles away from the property, across the river and reached via a unique chain link ferry, one of the very few left in England. The village also has 3 pubs, a farm shop and restaurant and a post office with tea room attached.

How Far Is It To?

The popular market town of Beccles with its range of amenities is just 7.5 miles away to the east. The cathedral city of Norwich lies some 15 miles to the north, just a 30 minute drive by car, with two shopping centres, restaurants, cafes and bars, a hospital, university, train station with mainline rail link to London's Liverpool Street and an international airport. Diss with a wide range of facilities and amenities, lies some 26 miles away to the west. Diss also has a mainline rail link to London's Liverpool Street (journey time approximately 90minutes).

Directions

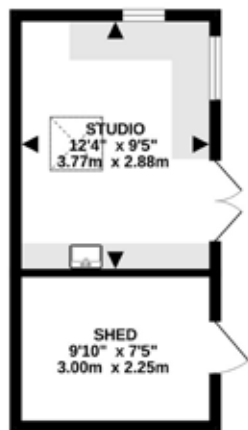
From Beccles take the A146 Norwich road at the roundabout take the exit onto A143 Yarmouth Road, turn left onto Raveningham Road and then slight right onto Thurlton Road continue along this road and then turn right onto Yarmouth Road B1136. Continue along this road turning left onto Beccles Road and then right onto Low Road and the property will be found on the left.

What Three Words Location

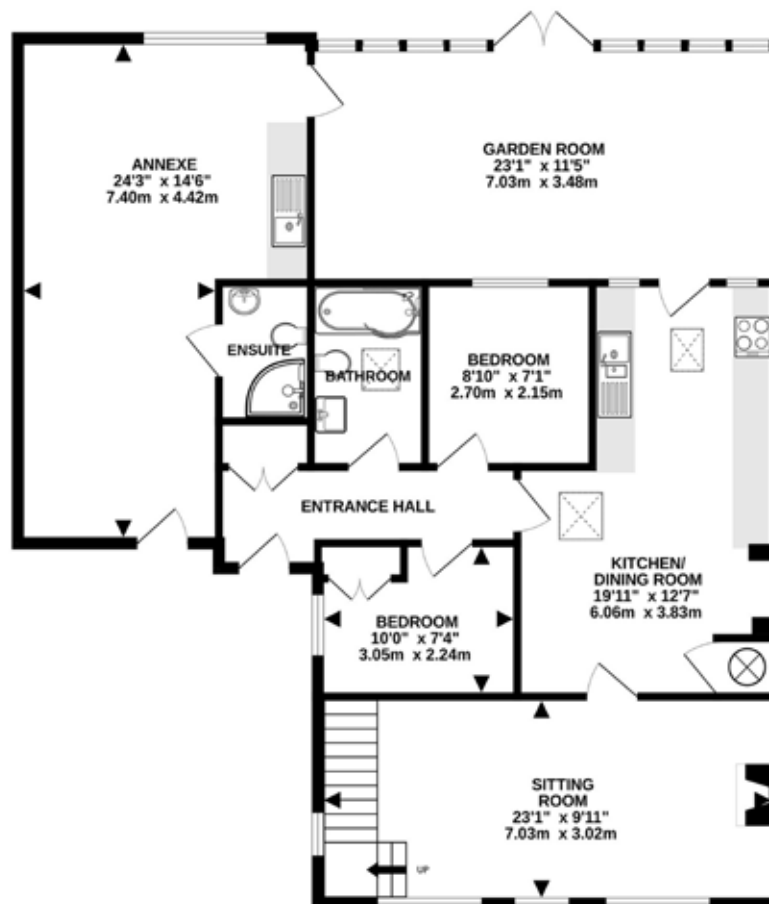
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[enough](#).[blending](#).[bids](#)

Services, District Council and Tenure

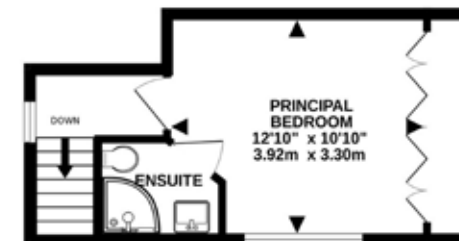
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council: Council Tax Band C
Freehold



OUTBUILDING
195 sq.ft. (18.2 sq.m.) approx.



GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



FIRST FLOOR
218 sq.ft. (20.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1513 sq.ft. (140.5 sq.m.) approx.

TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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