



Greenwood Cottage
Edges Lane | Long Stratton | Norfolk | NR15 2QG

BEST OF THREE



“This charming Grade II listed home began life as three separate cottages. Totally transformed over the years, it’s retained plenty of charm and character and has huge versatility, with the option of multi-generational living or an annexe. The gardens have been lovingly landscaped and offer colour throughout the year, while the farmland views are spectacular.”



KEY FEATURES

- A delightful Grade II Listed Period Cottage, with Farmland Views to the Outskirts of the Village of Long Stratton
- Versatile Layout provides a Self Contained Annexe if Required
- Five Bedrooms; Bathroom and Shower Room
- Two Receptions; Study
- Kitchen/Dining Room; Separate Utility and Pantry
- Second Kitchen
- Landscaped Gardens with Potting Shed, Greenhouse and Vegetable Garden
- Glorious Field Views to the Front and Rear
- Double Garage and Wide Driveway
- The Accommodation extends 2,262sq.ft
- No EPC Required

What a place! This impressive period home is surrounded by open countryside and has no immediate neighbours, but it's only half a mile from the lively village of Long Stratton, where you'll find an active community, full of facilities. The property is very versatile and will rise to every occasion, with plenty of personality and beautiful original features found across the accommodation.

Three Become One

Grade II listed, the oldest part of this property is thought to date back to the late 1500s and would originally have been two labourers' cottages. Later, a Victorian cottage was built next door and at some point, an extension was added to link the Victorian building to the original pair of cottages, which in turn were opened into one larger home. The whole building was restored by former owners in the 1960s and after living here a long time, they sold to a couple, who in turn sold it to the current owners: "By the time we came here, over 20 years ago, it needed a fair amount of work. We've brought it back to its best and found it a wonderful home and very welcoming and relaxing place. We're downsizing now, but this has been such a happy home that it will be very hard to leave."

Packed With Character

You enter into a reception hall with stairs rising in front of you. To one side is the large, triple-aspect kitchen with plenty of room for a family table, and the utility room behind. To the other side is a spacious and sunny sitting room, with double doors to the south for summer days and a log burner in the gorgeous fireplace for winter nights. It also opens onto a good-size study where you can tuck yourself away to work from home. A door to the side of the fireplace leads to a family room on the other side of the chimneybreast, again with a log burner.





KEY FEATURES

These two rooms with their magnificent oak timbers, would have formed the ground floor of the two original workers' cottages. Today this second reception could be part of an annexe if desired – and this is how it's been used in recent years. There's a bedroom at the far end, plus a shower room and kitchen, so it can be completely self-contained if desired. Upstairs, there are two bedrooms off each staircase, again adding to the versatility of the accommodation here. There's also a family bathroom in the main house. You could very easily open up the house and annexe to create one large family home, or keep it as it is, perhaps if you have older children wanting their own space, or elderly parents living semi-independently.

Verdant Views

The garden is the owners' pride and joy – and rightfully so. Lovingly landscaped and exquisitely maintained, it's full of colour and complements the stunning rural surroundings. There's plenty of space for children to play on the lawn, while adults can relax and take in the captivating views in every direction. There's a working area too with a potting shed, greenhouse and vegetable garden, so you'll be feasting on your own produce in no time. You can follow the sun around all day, as the garden wraps right around the house – and it's completely private too. You'll see an enormous variety of wildlife, including garden birds, deer, hares and birds of prey, spread out through your garden and the fields beyond. The owners have had ducks and moorhens on the pond and various birds nesting in the garden. It's certainly peaceful and attracts plenty of wildlife. In fact, you'll have more joggers and dog walkers going by than you will cars. The owners love the rural nature of the setting, but they also like being able to get out and about easily and appreciate the proximity to Long Stratton. You're close to all the shops at Longwater, to Norwich and to Diss, the latter offering an easy train journey to London.





























INFORMATION



On The Doorstep

The nearby village of Long Stratton, offers a wealth of local facilities including a large Co-op, doctors' surgery, veterinary surgery, dentist and a range of local shops with post office also. A leisure centre is located in the village along with schools for all ages. The market town of Diss is approx 12 miles to the south of Long Stratton and hosts a Friday open air market along with a popular antique auction house. The mainline train station in Diss takes you into London Liverpool Street.

How Far Is It To?

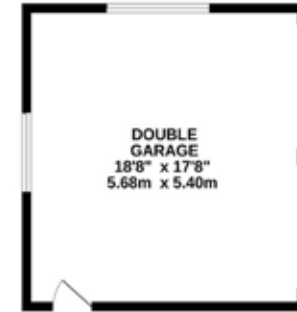
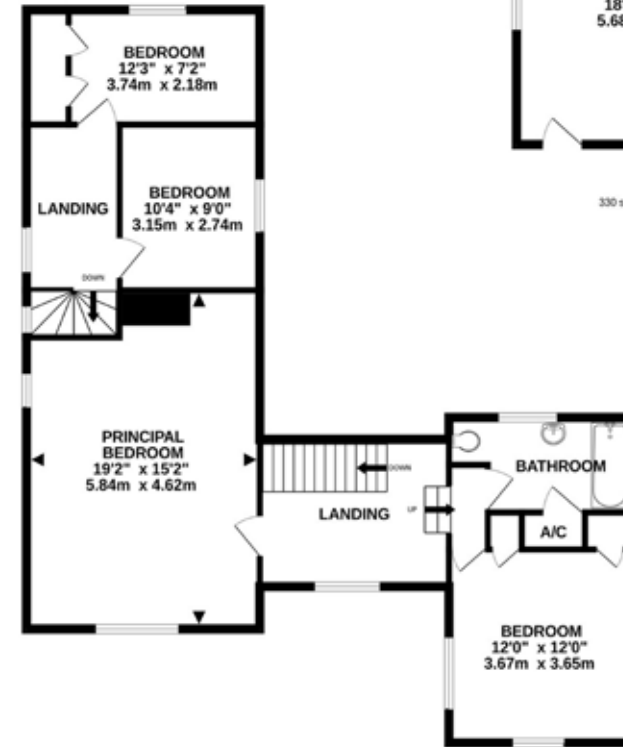
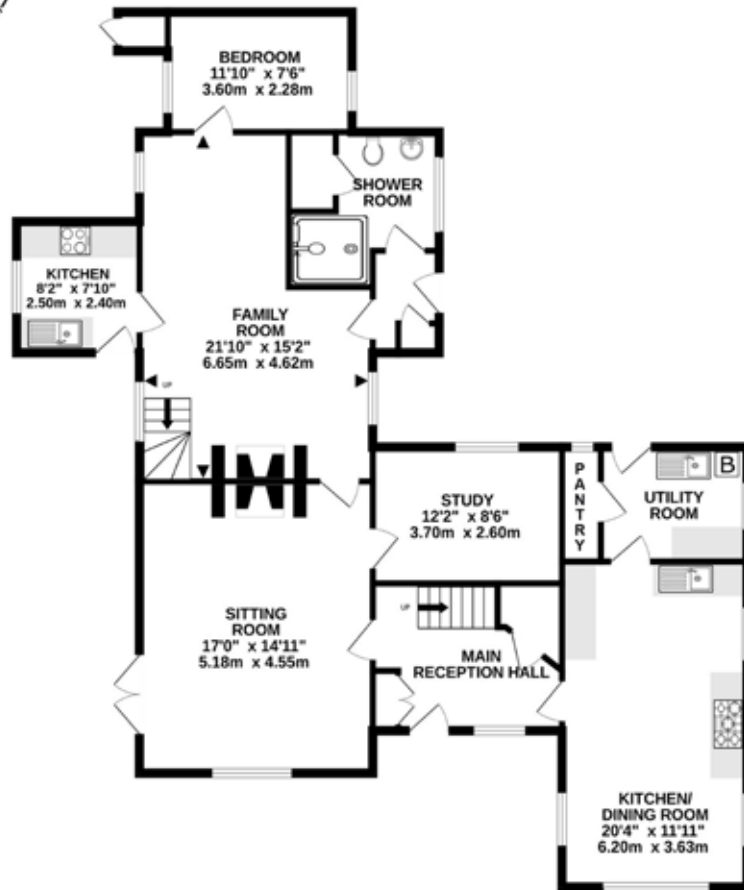
Long Stratton is approximately 11 miles from the thriving market town of Bungay, which boasts many historic attractions including the ruins of Bigod's Castle. There is a theatre and several churches to explore and a variety of individual and specialist boutiques including a wealth of antique shops. Bungay also has many restaurants, cafes and bars plus a modern indoor swimming pool and a weekly market on Thursdays. Norwich is located approximately 11 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the championship golf course.

Directions

Leave Norwich heading south on the A140 Ipswich road, passing through the villages of Swainsthorpe, Newton Flotman and Tasburgh. Head towards the village of Long Stratton, but before reaching it, take a turning on your left onto Church Lane, signposted Stratton St. Michael. Turn right onto Stratton Lane and then left onto Edges Lane and the property will be found on the right hand side clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Private Water Supply, Drainage via Treatment Plant
South Norfolk District Council – Council Tax Band: D and A
Freehold



GARAGE
330 sq.ft. (30.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2262 sq.ft. (210.1 sq.m.) approx.
TOTAL FLOOR AREA : 2592 sq.ft. (240.8 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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