



33 Church Lane
Eaton | Norwich | Norfolk | NR4 6NW

FINE & COUNTRY

A CHANGE OF SCENE



“This very pretty cottage is far larger than it first appears and is packed full of character throughout. Beautifully restored and preserved by a local trust, it captures the charm of period properties, but it’s well set for the future. With small communal and private gardens, as well as easy access to the city, it’s very well located in the desirable area of Eaton.”



KEY FEATURES

- A pretty Mid Terrace Grade II Listed Cottage forming part of an Original Farmhouse in the Heart of Eaton
- The Accommodation is set over Three Floors
- Three Bedrooms; Two Bathrooms/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen and Cellar; Ground Floor WC
- Sitting Room/Dining Room
- Communal and Private Garden
- Communal Parking
- The Accommodation extends to 1,525sq.ft
- No EPC Required

What started life as a farmhouse centuries ago, now sits in the heart of Eaton, a stone's throw from the supermarket, pubs, church and post office. Both city and country are easily accessible from here and you'd be hard pressed to find a place with better transport links, so while the surroundings must be unrecognisable from those in days gone by, life here is certainly much more comfortable!

Character Preserved

Dating back to the 17th century, this cottage forms part of a building that's seen many changes through the ages. It's quaint and pretty outside, the little dormer windows with secondary double glazing and their attractive trim and the lovely curved brick and flint wall wrapping around to the rear. Originally a farmhouse, it's also said to have been a brewery and even a garage over the years. Having fallen into disrepair, it was rescued by the Norwich Preservation Trust, a charitable organisation that restores buildings that are at risk. They turned it into several houses, of which this is one, and the works were Highly Commended at the Norfolk Association of Architects' Craftsmanship Awards.

A Charming And Delightful Home

Both the character and the location drew the current owners here and they're only moving on because their circumstances have changed, otherwise they would love to have spent many more years at the cottage. With accommodation spread over three floors, plus a spacious cellar, the property is much bigger than it first appears. The main reception room is a really good size and has a feature fireplace with log burner. The owners love hosting family gatherings and have celebrated many an occasion in here. The kitchen is next door and offers access to the cellar.





KEY FEATURES

Moving Up

On the first floor, there are two large bedrooms, one of which has an en-suite shower room and a feature fireplace. On the top floors, there's another bedroom and bathroom. The owners use this as guest accommodation for visiting family members and as a hobby space, with a craft table under the window with plenty of light pouring in. From the top two floors you have a lovely outlook over to the parish church.

City And Country

Outside, you have both a communal and a private area of garden. The owners have enjoyed creating the attractive and colourful surroundings and have a greenhouse in their private garden, so you can even grow your own fresh produce. You're positioned next to Waitrose and just down the road from two excellent pubs and a post office, takeaways and a pharmacy, among other amenities. You can walk down by the river and head to the university along by the Yare, explore Eaton Common, Marston Marsh and Danby Wood, or hop on one of the many regular buses that take you straight into the city. There are excellent schools within walking distance and you're within easy reach of the hospital and the A11.

Tenure - Leasehold

The Freehold is owned by Norfolk Preservation Trust with 97 years remaining on the Lease with an option to extend.

Service Charge for maintenance of Lighting, Courtyard and Carpark £400.00pa; Ground Rent £50.00pa

















INFORMATION



On The Doorstep

Eaton is ideally situated south west of Norwich and is in close proximity to the University of East Anglia, the Norwich University Hospital and the Norwich Research Park and is within easy reach of the A11, A47 and A140 giving access to all major routes exiting Norfolk. Eaton has facilities to include the Waitrose centre with coffee shop. Also, in the village you have Eaton Golf Course and two public houses, one of which houses the post office within the cellar. St Andrews Church in Eaton is the only thatched church within the city of Norwich. The neighbouring village of Cringleford offers a range of facilities including primary school, surgery, post office and shop, recreation ground, village hall and church.

How Far Is It To?

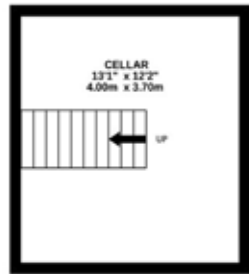
Within such close proximity to Norwich city centre there is a large array of cultural and leisure facilities nearby, including two shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

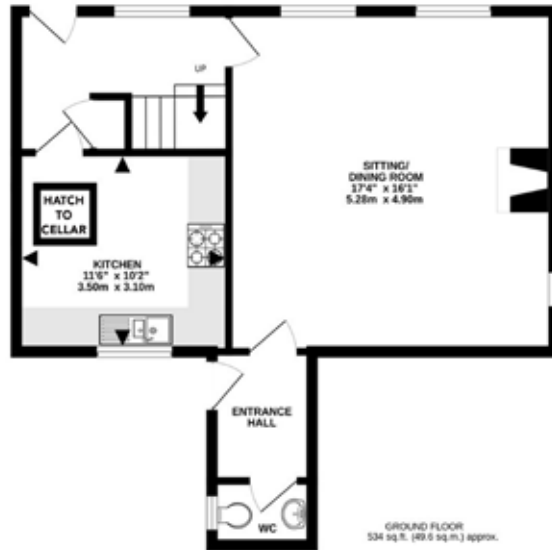
Leave Norwich on the Newmarket Road before taking the left slip road into Eaton Village. Turn left at the first set of lights into Church Lane, proceed along this road and the property will be found after Waitrose on your right hand side.

Services and District Council

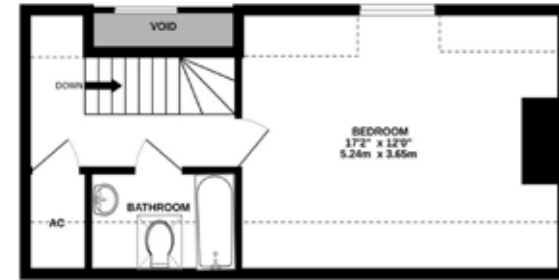
Gas Central Heating, Mains Water, Mains Drainage
Norwich City Council – Council Tax Band D



CELLAR
158 sq.ft. (14.7 sq.m.) approx.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



2ND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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