



Elm View Cottage
The Green | Tacolneston | Norfolk | NR16 1EA

A MODERN CHARACTER



Country cottage charm combined with modern vaulted space makes this cottage a versatile and interesting home.

This sumptuous Grade II listed home provides rural living in style, with character and charm, and multiple areas of enchanting gardens to discover and all with Wymondham town and Norwich city close by.



KEY FEATURES

- A very Pretty Grade II Listed Thatched Cottage situated in the Village of Tacolneston
- A Versatile Layout Provides Two to Four Bedrooms; Two Bath/ Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- The Second Bedroom benefits from a Balcony
- Kitchen/Dining Room and Separate Utility Room
- Sitting Room; Garden Room/Bedroom Three and Study/ Bedroom Four
- Driveway leading to a Carport and Parking Area
- The Landscaped Gardens enjoy Field Views and include a Pergola Covered Patio Area
- The Accommodation extends to 1,535sq.ft
- EPC Exempt

The current owners fell in love with this Grade II listed cottage after an extensive exploration of East Anglia and knew as soon as they saw it, that it would be their home. English country charm is in abundance here: with the oldest part of the cottage dating back to 1624 and the newer extension having been added in 2009 with underfloor heating, this home has it all. The current owners have further added to this home by installing a new kitchen, adding a bootroom/utility room and paving the drive to the cart lodge

Character Aplenty

The entrance porch leads to a beautifully proportioned dual aspect sitting room with exposed beams and a stunning brick feature fireplace with woodburner. The décor is instantly calming and welcoming, just inviting you to unwind – perfect for snuggling in front of the woodburner in winter. The stunning kitchen/dining room with plenty of storage and space for appliances and a gas range cooker, boasts a vaulted ceiling and skylight, flooding the room with light, a great entertaining space. Bi-fold doors take you from kitchen to patio with pergola and trailing grape vines, perfect for that pre supper glass of wine. Also on this ground floor is a third bedroom plus bathroom with five piece bathroom suite, offering flexibility for multi-generational living as well as a fourth bedroom/study and utility/bootroom. Two further bedrooms are found on the first floor, each with its own staircase providing privacy for all. The dual aspect principal bedroom is airy, very well proportioned and comes with an en-suite shower room. The ample guest bedroom offers beautiful countryside views from a large balcony, just idyllic.





KEY FEATURES

A Secret Garden

Two driveways provide access to the cottage and as you explore the garden you understand how well loved it has been with so many areas to explore. Whether taking a few minutes off cooking to sip a glass of wine under the grape vine covered pergola just outside the kitchen or finding a shady spot under the gazebo there is a space for sun or shade. Many a summer barbecue has taken place here making use of the patio and then strolling through to the orchard and pond. One of the most relaxing spaces can be found in the hedged formal lawn providing a shield from summer winds. With the garden room facing due south this house offers a sunny spot even indoors.

Rural Living Within Reach Of City Life

It really will be a wrench for the current owners to leave this home within such a welcoming village. Neighbours have become friends and the village has an active village hall and social club as well as a village pub and Chinese takeaway. Wymondham town is just 5 miles from Tacolneston with a weekly farmers market, a host of cafes, pubs and independent shops as well as the services we all need such as doctors, dentist, pharmacy, chiropractor, leisure centre and three supermarket chains. Schools for all ages are of high standard with Tacolneston's Church of England primary school in the village and Wymondham High School and Wymondham College close by.

























INFORMATION



On The Doorstep

Tacolneston is situated 10 miles from the city of Norwich and has a variety of amenities including a primary school, Chinese takeaway, a public house and a church. Tacolneston is a long village straddling the B1113 and within a Conservation Area.

How Far Is It To?

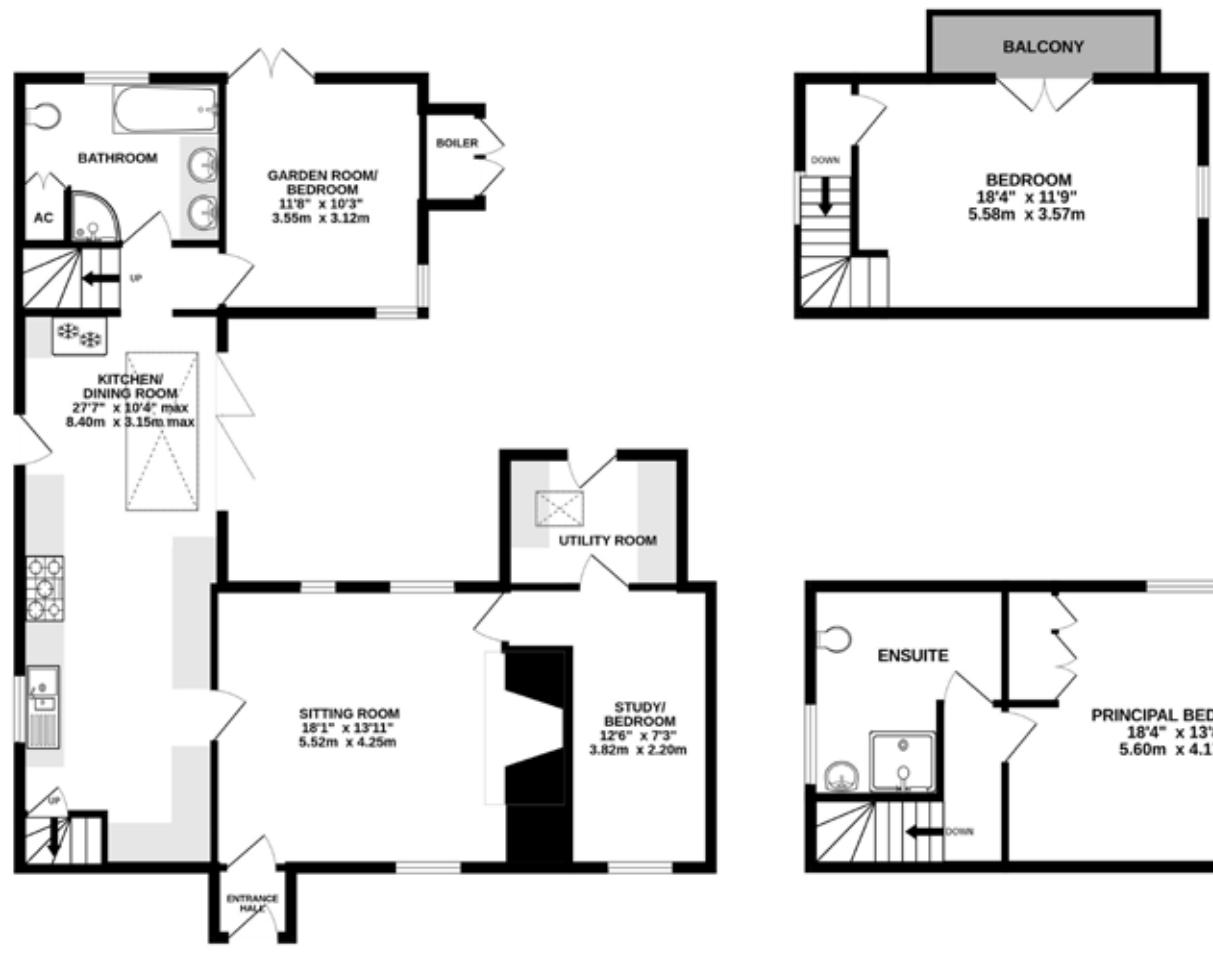
The historic Cathedral City of Norwich sits 10 miles to the north east and has a wide range of shops, theatre, schools, art galleries as well as sporting and other leisure facilities along with an International Airport and main line rail link to London. This is a thriving financial and business community. The neighbouring market towns of Wymondham and Attleborough also have excellent shopping, schooling and leisure facilities. Diss, approximately 16 miles to the east, offers a wide range of local amenities including an excellent train service to London Liverpool Street.

Directions

Leave Norwich heading south via the Ipswich Road (A140), as you leave the city turn right at the traffic lights onto the B1113 signposted Mulbarton. Continue along this road and at the roundabout, take the 2nd exit onto The Street/B1113. Continue to follow this road and then turn left onto The Green.

Services, District Council and Tenure

LPG Calor Gas Heating (Underground Tank with Telematics)
Mains Water and Private Drainage via Septic Tank
South Norfolk District Council – Council Tax Band E
Freehold



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.

TOTAL FLOOR AREA: 1535 sq.ft. (142.6 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
Made with Metropix ©2023

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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

