



Scotts Corner, Panxworth - NR13 6JF

**STARKINGS
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HYBRID ESTATE AGENTS



Scotts Corner

Panxworth, Norwich

Filled with CHARACTER and CHARM, this detached THATCHED 1840's COTTAGE occupies a 0.25 ACRE PLOT (stms) with HUGE POTENTIAL to further EXTEND (stp). Nestled amongst the Norfolk Broads, the desirable Broadland Village of Panxworth is only a short distance away from the Ranworth Broad providing access to the River network. Having been MAINTAINED and LOOKED AFTER, the property has benefited from a replacement central heating boiler, re-decoration, INSPECTION of the THATCH and rearrangements to the GARDEN. The accommodation flows seamlessly with the sitting room centred on a GRAND INGLENOOK FIREPLACE and cast iron MULTI-FUEL BURNER. The inner hall leads to the STUDY, cottage style KITCHEN/DINING ROOM with further feature BRICK BUILT FIREPLACE and walk-in UTILITY ROOM with great storage. The ground floor bathroom includes a SHOWER and feature ROLLED TOP BATH - with a STRIKING DECOR. Upstairs, THREE BEDROOMS lead off the landing.



- Thatched Cottage with Potential
- Approx. 0.25 Acre Plot (stms)
- Sitting Room with Inglenook Fireplace
- Kitchen/Dining Room with Separate Utility
- Ground Floor Bathroom with Shower
- Three Bedrooms & Study
- Garage & Gated Driveway
- Private & Mature Cottage Style Garden

Panxworth is situated close to the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The nearby village of South Walsham covers 3,000 acres, has some 350 dwellings, pubs with restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad a short distance away, a boatyard and a nature reserve

SETTING THE SCENE

Fronting Scotts Corner, the property enjoys a sweeping corner plot, with a lawned frontage and timber five bar gate which leads to the parking area. There is ample turning space, and a detached garage. Further gated access leads to the rear gardens where the vendor accesses the property. There is of course a front entrance door from Scotts Corner also.



THE GRAND TOUR

From the original front entrance door, the hall entrance is finished with wood block flooring and built-in storage under the adjacent stairs. There is great space for coats and shoes, with doors to the reception rooms and kitchen. With a solid wood latch and brace door, the sitting room opens up with a feature brick built inglenook fire place, with a timber beam and inset cast iron multi-fuel burner. Newly fitted luxury wood effect vinyl tile flooring runs under foot, with timber beams above, windows and door to front and rear. Also off the hall is a useful study room with tiled flooring. The kitchen offers a traditional feel with a further feature fire place and a range of base level units which allow great natural light through the three windows. There is space for white goods and a Range style cooker, whilst a stable door takes you straight to the rear garden. A useful utility room offers ample storage, space for white goods and useful storage shelving in a pantry style. Adjacent, the luxury period style family bathroom offers a four piece suite including a shower cubicle and freestanding rolled top bath with a mixer shower tap. The carpeted landing offers a window to front and two built-in storage cupboards - one which would be an ideal W.C, with plumbing in place. The three bedrooms comprise two which are comfortable doubles, one with fitted carpet and the other stripped wood flooring. The third bedroom is a comfortable single with views over the garden.

FIND US

Postcode : NR13 6JF

What3Words : ///blanking.fetches.wash

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

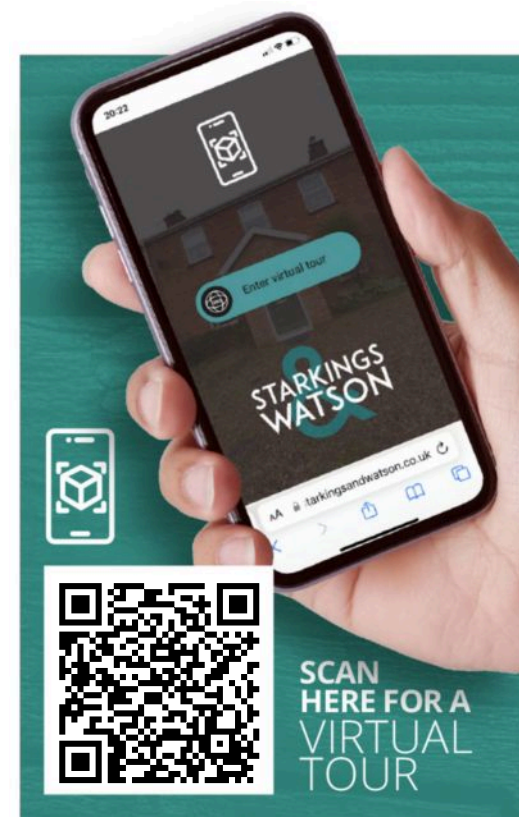
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

AGENTS NOTE

The current owner runs a successful small Doggy Daycare Business from the property, details of approximate earnings of this ready made business are available if interested.



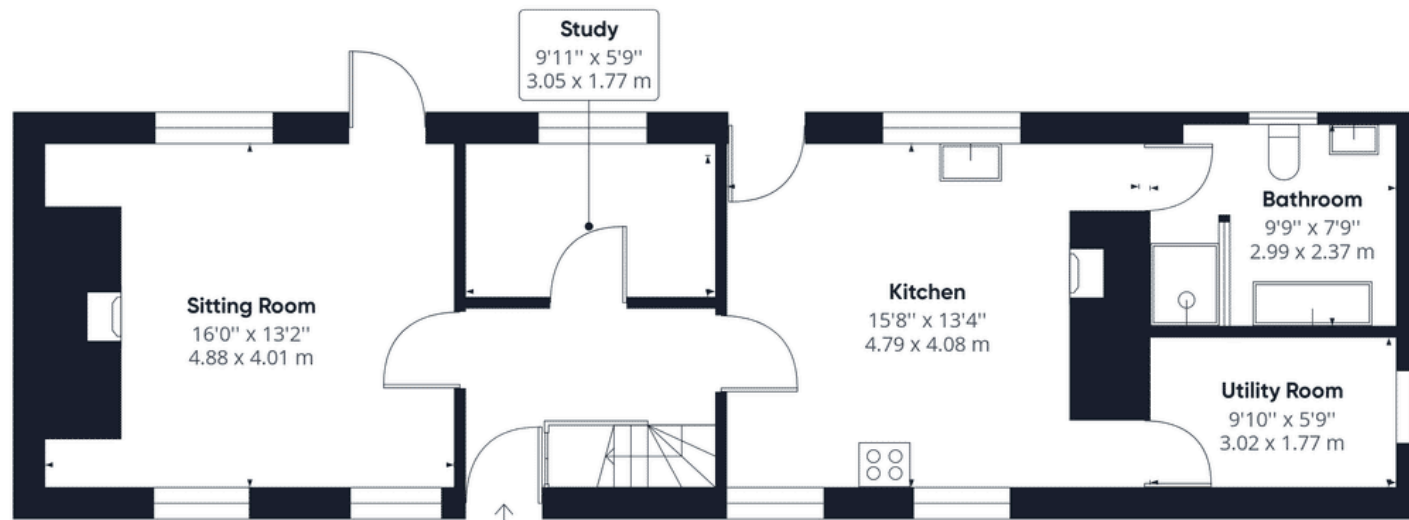




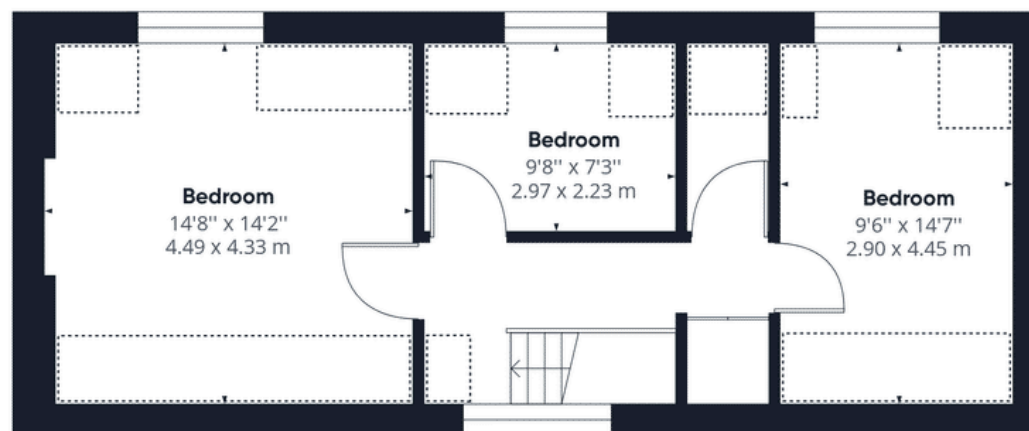
THE GREAT OUTDOORS

Occupying a 0.25 acre plot (stms), there is a main lawned expanse which leads from a shingled cottage style seating area. Enclosed with timber panelled fencing, of course the centrepiece of the garden is the Thatched Cottage itself which is a stunning sight from all angles. With an enclosed working garden with timber picked fencing one side, a more ornamental and planted garden is also tucked away beyond the seating space. With various wild flower and planted borders, the garden has been designed to encourage wildlife. The timber summer house overlooks the lawned area, taking in the afternoon sun.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1157.00 ft²

107.49 m²

Reduced headroom

129.31 ft²

12.01 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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