



Green Cottage  
The Green | Wacton | Norfolk | NR15 2UN



# CHARM AND SPACE



“Beautifully situated adjoining the village green, a stone’s throw from the 90-acre common, this cottage enjoys lovely surroundings.

It’s been lovingly refurbished by the current owner and offers characterful accommodation that’s both stylish and practical. Full of charm and surprisingly spacious, this is a delight, both inside and out.”







# KEY FEATURES

- A Charming Detached Period Cottage located near the Common in the Village of Wacton
- One Bedroom; Bath and Shower Room
- Kitchen/Breakfast Room with Everhot Range and Separate Utility Room
- Sitting Room with Wood Burning Stove
- Enclosed Rear Garden with Raised Beds and a Greenhouse
- Private Parking
- The Accommodation extends to 752sq.ft
- Energy Rating: E

Tucked away in a lovely secluded position within the little village of Wacton, this cottage sits in an idyllic position and comes with a sunny, south-west facing garden and private parking. Make the most of walks on the common or simply stay home and enjoy the peace and quiet. This home offers a lovely laid-back lifestyle and it's the perfect base from which to explore all that this area has to offer.

## Character Meets Contemporary Comforts

When you view this charming period cottage, you'll understand why the owner was drawn here both by the character and the location. Records for the cottage date back to the early 1800s and it's possibly even older than that. It was likely a labourer's cottage originally and has been altered and extended over the years. The current owner has made a few changes during her time here and the result is a home that effortlessly marries authentic period charm with modern convenience.

## Beautifully Designed

When you think of a one-bedroom cottage, you probably think of a little one up/one down, but there's more to this home than that. Come in through the entrance hall and you'll see the kitchen breakfast room to your right, complete with an Everhot range. The owner has a chair beside it and it's a lovely spot for a warming cup of tea on a cold day. The central island unit provides excellent space for dining or entertaining in here too. There's a utility room beyond that, which doubles as a cloakroom, plus plenty of storage. The main sitting room is an excellent size – so much so that the owner has a grand piano in one corner. Nice and cosy in winter with the wood burner blazing away, it's also refreshingly cool in summer. The whole ground floor is tiled, so it's very practical and easy to keep clean. Upstairs, the bedroom is a good size, with built in storage either side of the pretty fireplace. The bathroom is gorgeous and has a feature roll-top bath as well as a separate shower.









# KEY FEATURES

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## In Your Own World

The owner loves her garden and this is clear when you step outside to explore. There's a greenhouse and raised beds, so you can grow your own produce, with a separate area for entertaining, either dining under the pergola or soaking up the sun in the courtyard. Facing south-west, the garden's a real suntrap and it's lovely and private. You can walk straight out onto the green and make your way down to the 90-acre common where you'll see plenty of wildlife, such as owls and deer.

## Friendly Village

The village itself is small but friendly and the village hall is the hub of community life. There are coffee mornings, a craft group, social club, fitness classes and more here, but there's no pressure to join in if you don't want to – the owner finds her home to be a real haven. When you do need to go further afield, you'll find this a convenient location, just a mile or so from Long Stratton for all your day-to-day amenities. You're between the A11 and the A140 and can easily drive cross-country to either. In 40 minutes you can be taking in the sea view at Southwold or Walberswick, or head up to North Norfolk in around an hour for a long walk or a fresh fish dinner.

































# INFORMATION

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## On The Doorstep

Wacton is a small picturesque village found to the south of Norwich. Long Stratton is only 2 miles away with its range of shops, boutiques and stores including bakery, supermarket, several restaurants and take aways, schooling, garage and a post office.

## How Far Is It To?

Wacton is approximately 11 miles from the thriving market town of Attleborough, which boasts many high street shops including restaurants, cafes and bars plus a Sainsbury supermarket and a weekly market on Thursdays. Norwich is located approximately 10 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. The attractive market town of Diss is approximately 12 miles south of Wacton with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

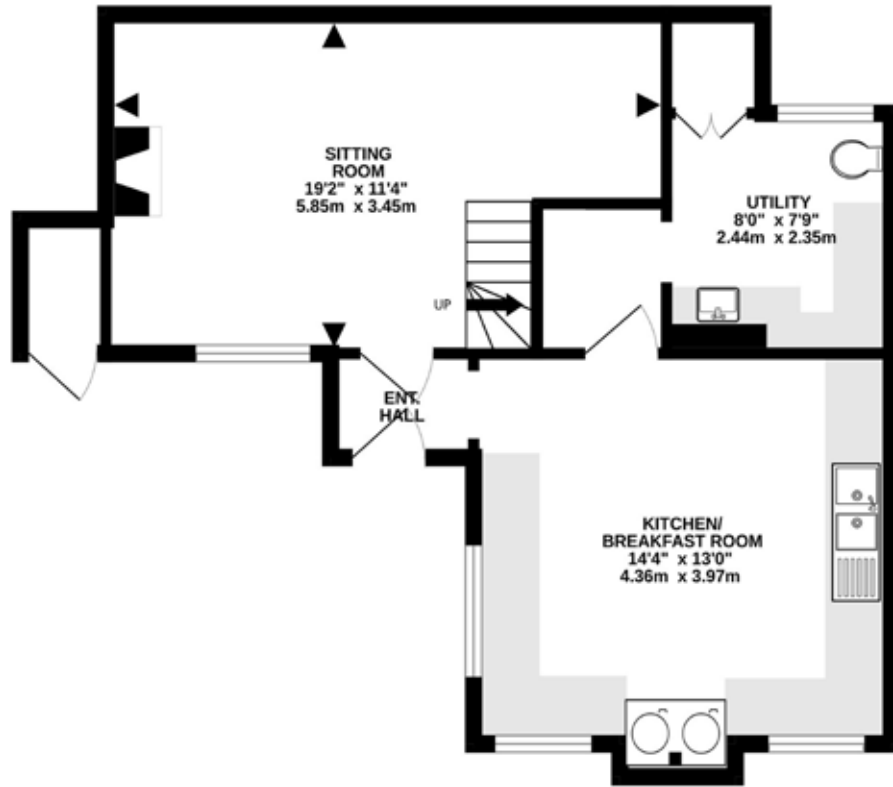
## Directions

Leave Norwich on the A140 Ipswich Road, passing through the villages of Newton Flotman and Tasburgh. Upon reaching the village of Long Stratton turn right at the second set of traffic lights into Flowerpot Lane directly opposite the Lotus car showroom. Continue to follow Flowerpot Lane out of Long Stratton and at a fork in the road, take the left onto Stratton Road. Follow this road and then turn left onto The Green, whereby the property will be found on the right hand side.

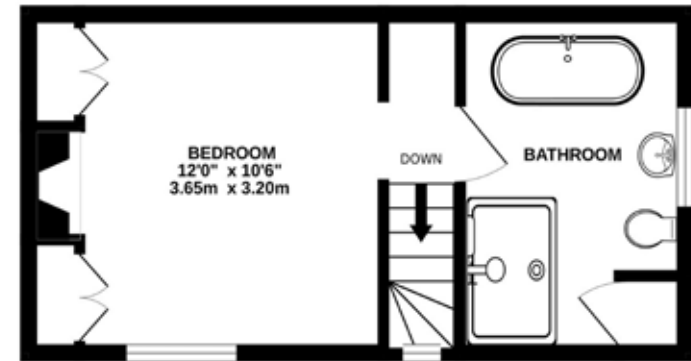
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
South Norfolk District Council – Council Tax Band C  
Freehold





**GROUND FLOOR**  
503 sq.ft. (46.7 sq.m.) approx.

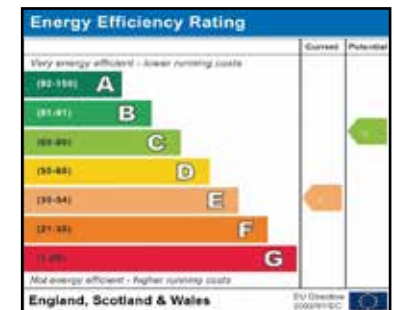


**1ST FLOOR**  
249 sq.ft. (23.1 sq.m.) approx.

**TOTAL FLOOR AREA : 752 sq.ft. (69.9 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](http://www.norfolkpropertyphotos.co.uk)  
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Green  
Cottage



# FINE & COUNTRY

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