



EH

EXQUISITE
HOME

2
The Cottage

PERFECTLY PLACED

Thought to have been built between two hundred and fifty and three hundred years ago, this charming period semi-detached cottage has had love and attention lavished upon it by the current owner. Purchased thirty three years ago there is a wonderful spacious interior and a welcoming feeling when you enter the house. The present owner has laid out the garden, redecorated and recarpeted throughout, installed a new kitchen, constructed garden buildings and built an extension at the back.





A House Full of Personality...

To the front of the house is a large drive which can easily accommodate a number of cars. A brick path runs up to the sage green front door and there is a beautiful flowering cherry on the lawn which is covered with frothing pink blossom in the springtime. The triple garage is a vast space, which used to house three Rolls Royces and offers yet more parking and storage. The warm and welcoming entrance hallway is painted in a pale leaf green and there is a good deal of exposed brickwork, uniting ancient and modern in an entirely harmonious way. The floor is parquet and the open tread staircase rises to the first floor from here. There are Suffolk Latch doors throughout the property, adding very greatly to the period charm. To the right of the hallway is the dual aspect living room, warm and cosy with a brick fireplace with oak bressumer beam, exposed brickwork and beams, a wood burner and burnt orange walls. The owner loves to relax in this welcoming space, listening to music and watching television. Over the years, the house has played host to many parties, family get-togethers, Christmases and New Years and is the perfect layout for socialising. The living room opens into the snug which used to be the playroom. It could easily be used again as a child's playroom and there is more than enough room for a table and chairs. Natural light streams through the French doors into the garden and it is a very light, airy space.

The bespoke kitchen was designed and built by a local craftsman. With its cream and lime green painted wooden doors, large double Smeg oven with induction hob, integrated washing machine, tumble dryer and dishwasher and wonderful views of the garden, it is a cook's kitchen and designed in such a way to maximise space, flow and practicality. The accommodation on the ground floor is completed by the useful boot room with stable door and the downstairs shower room.

The quirky, vibrant feel of the house continues on the first storey where three bedrooms and the family bathroom can be found. The principal bedroom is painted in emerald green and with its wooden floor, walk in wardrobe and sash window looking out over beautiful uninterrupted vistas of countryside, it has a luxurious boutique hotel feel, ideal for relaxing and unwinding. The second bedroom is illuminated by the sunlight streaming through the dormer window. The third bedroom, with its smart white painted floorboards, is a small double, ideal for a nursery, child's bedroom or even a home office if desired. The four piece family bathroom has a freestanding bath with shower over and plenty of built in storage. There are lovely views to the rear of the house of far reaching open fields and to the front there are fields and paddocks in which horses graze during the summer months.





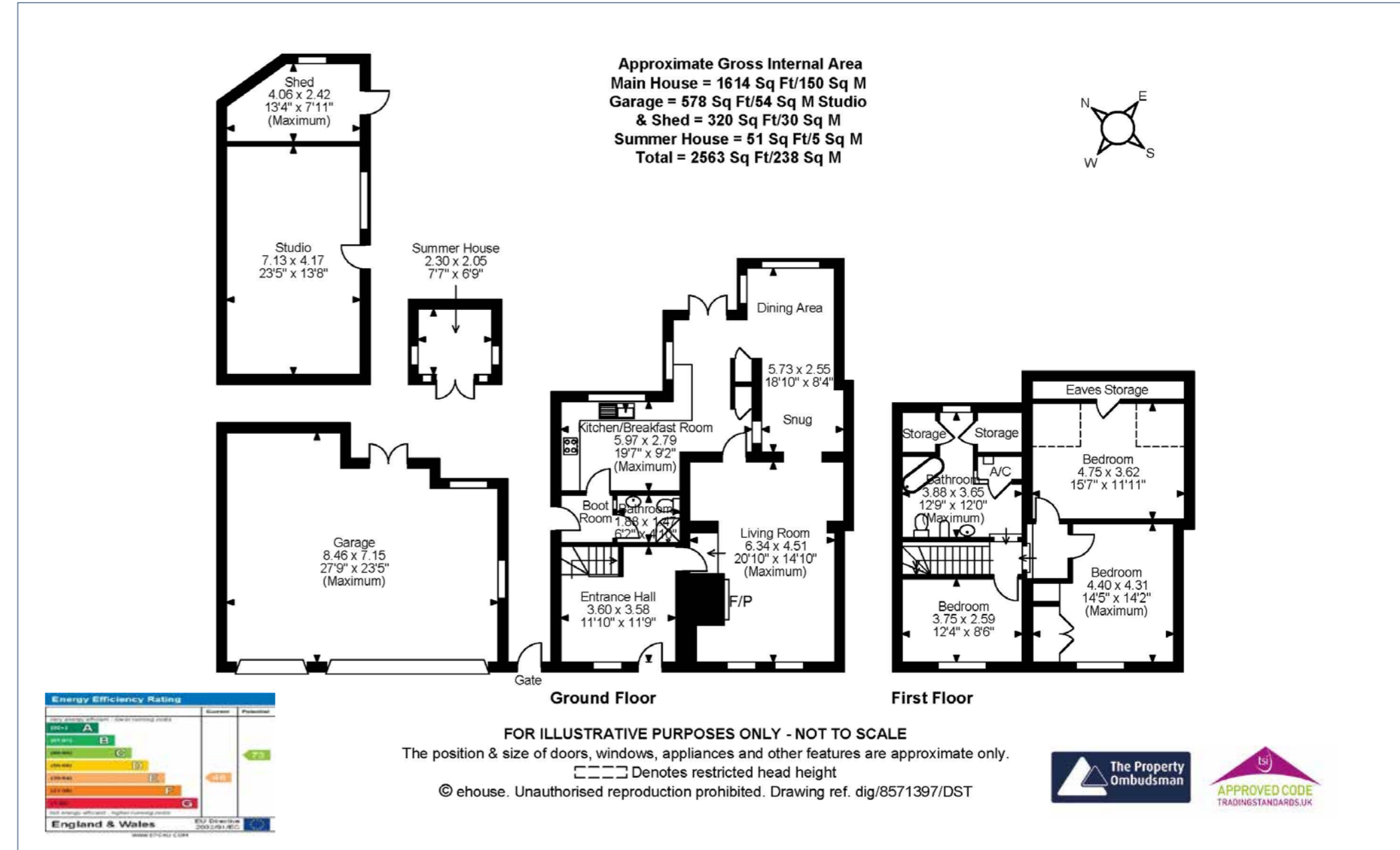
“The living room is warm and cosy with a brick fireplace with oak bressumer beam, exposed brickwork and a wood burner...”



LOCATION

The rear garden is mainly laid to lawn and the owner has lavished care and attention on it over the years, turning it from an overgrown and unplanned space to a multi-use area. He sourced the original five hundred year old cobbles from Yarmouth Quay and painstakingly laid them in paths radiating out up the lawn to each building, as well as laying them up the sideway. There is a small paved area to the rear of the house, a beach hut style summerhouse with hand-made stained glass details on the doors which has a power supply and is the ideal place to enjoy the magnificent sunsets, a wood store, an open sided rustic gazebo with tree trunks as supports which is ideal for al fresco dining, a studio with its own electricity supply which is currently used as a music room but would serve equally well as a home gym or home office and a small shed. The garden is pretty and low maintenance and the perfect place to sit, relax and take in the stunning surroundings.

Nearby Belton has two pubs, a nursery, primary and middle school, a Tesco Express and several takeaways. Gorleston-on-Sea also has several pubs, restaurants and amenities. Great Yarmouth and Lowestoft with their many shops and leisure activities are within easy reach and the delights of the coast, the Norfolk countryside, the Broads and the Norfolk Coast AONB are close by. The village of Belton with Browston is located roughly equidistant between Lowestoft and Great Yarmouth, just two miles from the beautiful beach at Gorleston-on-Sea which was awarded the Best Beach in the UK award in 2023. With the coast just a short walk or cycle ride away, sitting on the very edge of the Norfolk Broads and with historic Norwich just over twenty five miles inland to the west, this is a community in the most beautiful position. Surrounded by open countryside dotted with pretty villages, it also benefits from good transport links. The A143 runs west towards Bury St Edmunds, while the A47 connects Great Yarmouth with Norwich and the A12 runs south from Lowestoft to Ipswich, Colchester, Chelmsford and London. There are regular fast trains from Great Yarmouth into London Liverpool Street, making this area, peaceful and rural as it is, eminently commutable.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk