



## Riverview Cottage

Mill Street, Elsing, Dereham, Norfolk, NR20 3EJ

**BROWN & CO**







## Riverview Cottage, Mill Street, Elsing, Dereham, Norfolk, NR20 3EJ

A charming cottage set high up above the river Wensum with four bedrooms, four reception rooms and stunning gardens and grounds, all set within a pretty rural village.

Acreage – 0.24 acres (stms)

Offers in Excess of £650,000



### DESCRIPTION

Riverview Cottage dates to 1810, being constructed of traditional brick and flint under a pitched main roof and enjoys varying elevations with fine views back to towards the house from the gardens. The position is delightful, being set above the river Wensum, there are some magnificent walks through the village and into the open countryside from the house which the vendors have enjoyed for some 25 years.

The whole has been adapted and improved over the years with two significant additions which include a vast extension to the house carried out in 2008 and an orangery was installed in 2013.

The accommodation is well arranged across two floors, approached from the front into a wide reception hall linking in well with the principal ground floor reception rooms. The snug and dining area flows through into a delightful study, and access is provided into the kitchen with AGA. The kitchen itself features a super range of wall and base units. Off the kitchen is a useful utility room, and a spacious inner hall with access to a ground floor bedroom, shower room and utility room. From the ground floor bedroom and the inner hall access is enjoyed into the gardens.

Across the other side of the entrance hall lies the sitting room with feature fireplace and log burner, this wonderful bay fronted room acts as the focal point to the house which flows into the orangery.

The orangery with underfloor heating enjoys fitted blinds internally, together with an electrically operated internal blind for the roof light. There is a fully waterproof awning which has been recently installed which covers the terrace area beautifully.

On the first floor there are three bedrooms and a family bathroom positioned off the main landing. The principal bedroom suite with dressing room and bathroom is particularly lovely. All rooms enjoy pleasant views over the gardens.

There are many features throughout the house which have been lovingly restored and improved upon, including open fireplaces, exposed beams and pamment tiles, all typical of this period.

Riverview Cottage is approached from the northwest into a shingled driveway with parking for several vehicles mainly to the front and side of the house. The rear gardens are an outstanding feature to the house and elevate away to the southeast. The gardens are mainly laid to lawn and feature various walkways which flow to many points of interest, including a kitchen garden, summer house, pond, two sheds and two super seating areas positioned off the orangery and one raised next to the main lawn. The gardens have been professionally landscaped, enjoying all year colour.

The property is ready for immediate occupation and will be of

great interest to buyers keen to acquire a family home with space and tranquility.

Services – Mains water, mains electricity, mains drainage, oil fired central heating.

Local authority – Breckland District Council. Council tax band – C

Acreage – 0.24 acres (stms)

### LOCATION

Elsing is a small village within easy reach of Dereham, which is situated approx. 17 miles west of Norwich and is a lively market town with plenty to do for all the family. Easily accessed from the A47 the town offers a variety of shops, schools for all ages, doctors, dentists and a local non-emergency hospital. In addition, there is a sports centre, bowling alley and local chain of cinema. Also within close proximity is the village of Swanton Morley which is a busy village approximately 3 miles north of Dereham. As well as All Saints Church in the heart of the village, there is a butcher's shop, two pubs and a village shop.

Elsing in the Domesday Book is listed as "Helsinga"; this name derives from an Old Scandinavian person name with 'ingas', meaning a "settlement of the family or followers of a man called Elesa". His image is depicted on the village sign together with a hunting hound. At the Norman conquest, the manor was given to Earl Warren and then passed by inheritance to the Foliot, Hastings







and Brown families. In the medieval era Elsing was a town with a population of over a thousand, and had its own market and guildhall. St Mary's Church, built in 1347, has the widest pillarless nave in East Anglia. There is a brass commemorating the life of Sir Hugh Hastings, the lord of the manor. The Hastings family built the moated Elsing Hall in 1470. The hall incorporates a priest hole used during the 16th century to hide Catholic priests from persecution. Other historic landmarks include the gardens at Elsing Hall, the Guildhall, the Rectory, The Mermaid Inn public house (c.1540), and Elsing Mill on the River Wensum.

#### DIRECTIONS

Proceed out of Norwich on the Fakenham Road and continue until you reach Lenwade. Continue through the village and continue past Great Witchingham on the A1067. Take the left turn onto Lyng Road and follow into the village of Lyng. Merge onto The Street and turn right onto The Common and head through the village of Lyng passing The Fox pub on the right. The road merges onto the Elsing Road, follow the road until you reach the village of Elsing, and the property will be located on the left-hand side.

#### AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

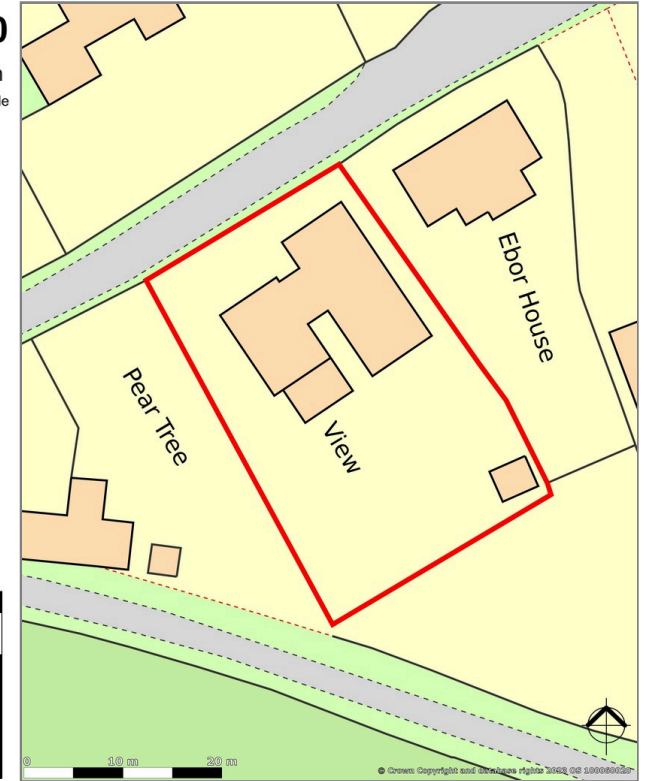
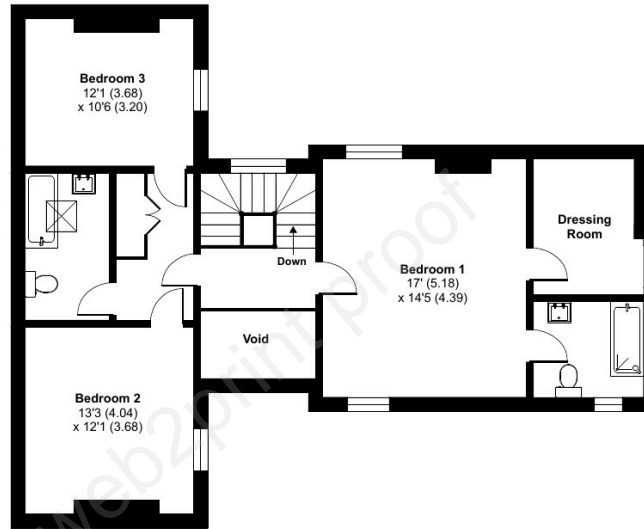
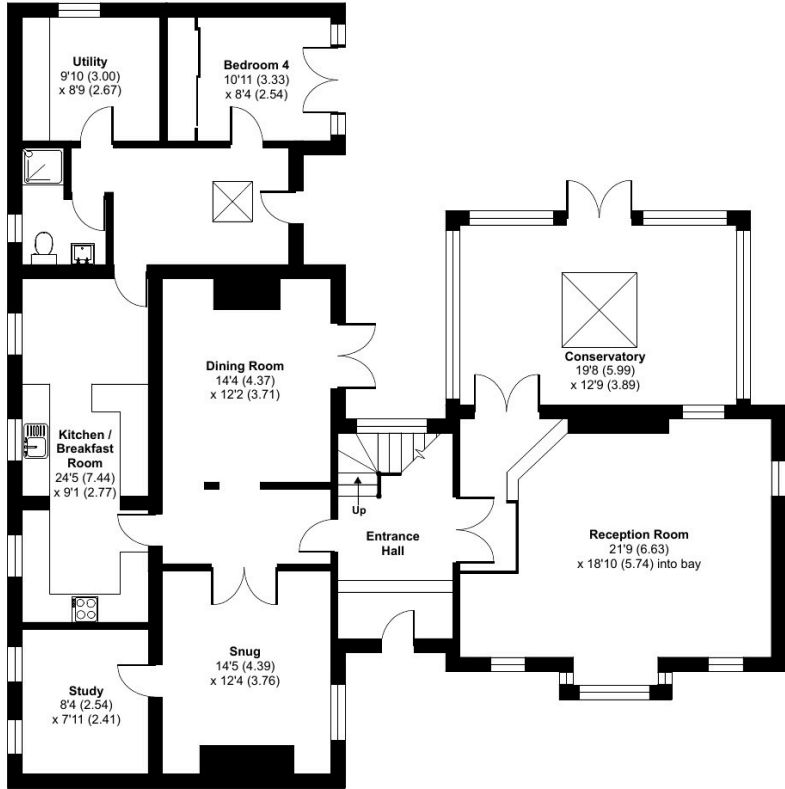




# Mill Street, Elsing, Dereham, NR20

Approximate Area = 2852 sq ft / 264.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023.  
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