



THE STORY OF

1 Moat Farm Cottages

Lessingham, Norfolk

SOWERBYS

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East Ruston Road, Lessingham,
Norfolk, NR12 0DW

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Brilliantly Versatile Country Home
Immaculately Presented Throughout
Three Bedroom Cottage and Two Bedroom Annexe
Detached Single Story Annexe
Lovingly Renovated Accommodation
Idyllic Countryside Setting
Ideal Multi-Generational Living
Additional Letting Income Potential
Far Reaching Field Views

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“Moving here has meant we have been able to enjoy the nature surrounding us.”

Sitting elegantly amongst the rolling countryside, this superbly unique home offers versatility and flexibility in abundance, alongside a keen eye for detail and enviable interiors. Lovingly restored by the current owners, this handsome two/three bedroom cottage is complemented by the substantial and equally lovely two bedroom, single story, annexe.

The principal cottage at this home boasts an alluring mix of superb quality installations having undergone an impassioned schedule of renovation whilst retaining every ounce of character and charm one could hope for from a period home. The inviting kitchen features original pamment tile flooring complemented by a brand new shaker

style kitchen with stone worktops and ample space for a breakfast table makes this a delightfully sociable room, adorned with natural light and peaceful views of the front garden.

A brilliantly characterful sitting room enjoys all the warmth of solid wood flooring, an exposed brick fireplace and wood-burning stove whilst the substantial conservatory/garden room means this end of the home is a sanctuary to make the very best of a fulfilling family life across all the seasons.

The ground floor is completed by a handy family bathroom and an enviable utility/boot room with a full range of cabinetry making for a wonderfully practical entrance – a countryside essential!





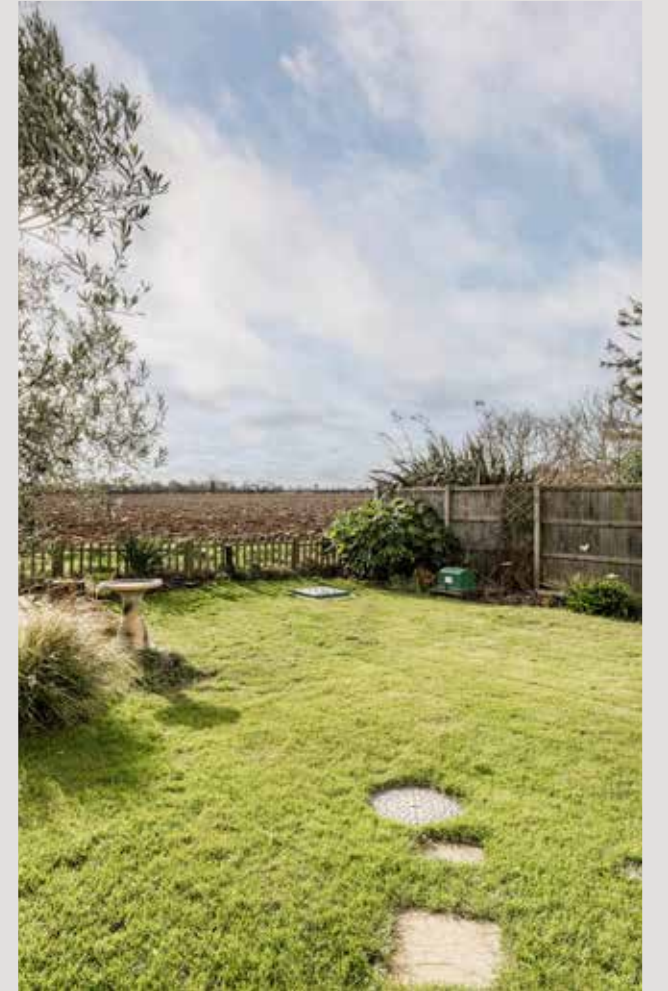
Upstairs currently showcases two bedrooms, with the third serving as a large dressing room. The principal bedroom stretches the entire depth of the home with splendid view across the front and rear gardens. This excellent suite boasts ample room for a wealth of storage as well as a luxurious shower room ensuite, fitted to the highest of standards.

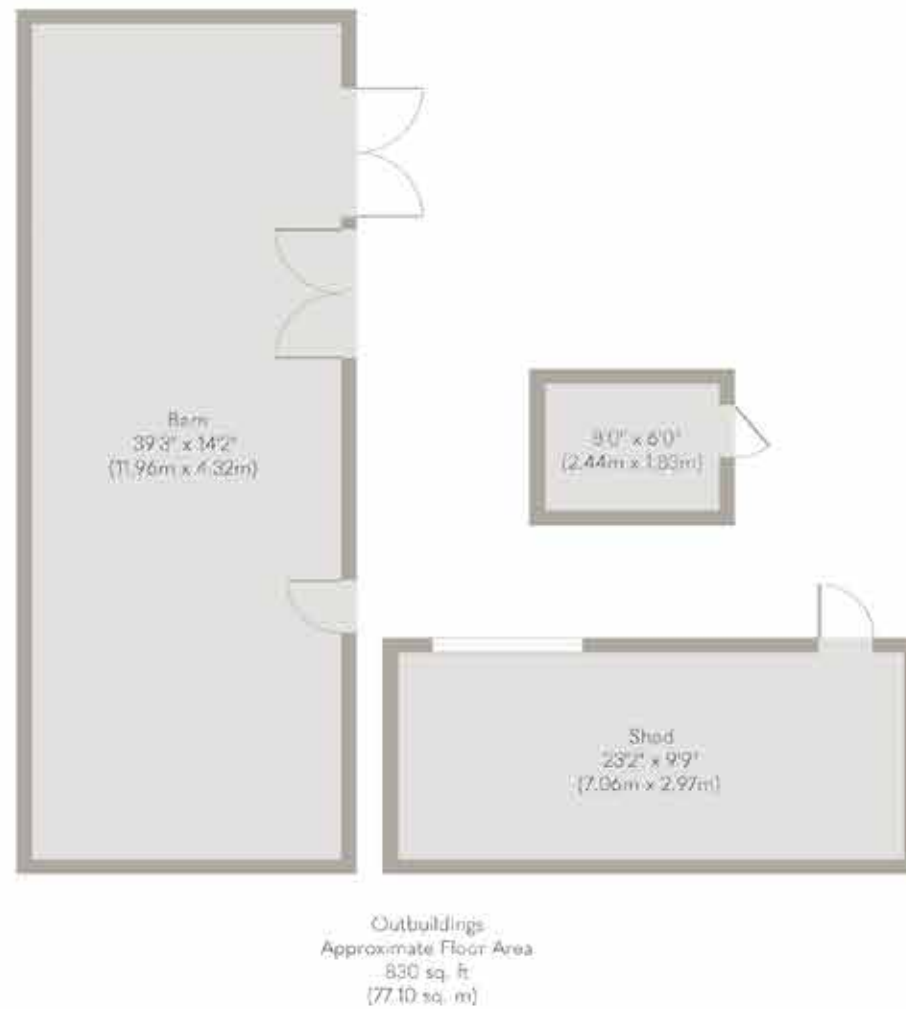


Of course, a standout feature of this home is the extraordinary annexe. Fully detached and sitting sympathetically amongst the plot, this attractive barn style building is fully self-contained with the stunning open plan reception sitting under semi vaulted ceilings and exposed timbers. A handmade kitchen surrounds the dining area whilst a wood burning stove makes for an inviting and cosy seating area. Two double bedrooms flank this large reception, and both are well served by the large central shower room.

The generous plot gives excellent frontage to the home with an “in and out” driveway enveloping a lawned peninsula whilst the rear garden is an oasis of calm with the high private lawn and sun terrace enjoying far reaching views of the surrounding countryside. The plot also comfortably houses an impressive number of substantial outbuildings including a further large barn and detached store.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Lessingham

IS THE PLACE TO CALL HOME



Lessingham is a small village just 13 miles east of Aylsham and close to the seaside destinations of Sea Palling, Eccles-on-Sea and Waxham. Lessingham

All Saints' church stands a fair distance away from the village and is open for worship.

Aylsham has access to outstanding Ofsted-rated schools and it is close to many Norfolk gems including the National Trust's Blickling Hall, a magnificent Jacobean house with stunning gardens surrounded by countryside which are perfect for exploring.

The cathedral city of Norwich is also a short commute away with access to all major rail links and Norwich international airport with flights to a number of UK destinations, as well as direct to Amsterdam. The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.



Note from the Vendor



“The beach at Sea Palling is hard to beat, there are often surfers and kiteboarders here. If the coast isn't for you Stalham and North Walsham are great towns for coffee, cake and day to day amenities.”

THE VENDOR



SERVICES CONNECTED

Mains water, and electric. Drainage via septic tank. LPG central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0051-2040-0090-2322-9291

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///barn.reprints.sticking

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