



Babur Hill Cottage
Watton Road | Little Melton | Norfolk | NR9 3LH

EMBRACING THE OUTDOORS



“If you enjoy spending time outside, you’re a keen gardener, you love nature or you simply want a place where your family can live a healthy outdoor lifestyle, this is the one for you. A charming and newly restored cottage set in just over an acre of gardens in a beautiful rural position that’s surprisingly close to the city. A great balance of easy access with total tranquility.”



KEY FEATURES

- A Detached Brick and Flint Faced Cottage situated in the Popular Village of Little Melton
- Three Bedrooms; Two Bath/Shower Rooms
- Kitchen with Separate Utility and Pantry
- Three Reception Rooms
- An Adjoined Barn includes a Shower Room and has Independent Access from the Cottage
- The Garden and Grounds extend to just over 1 acre and includes Fruit Trees and a Vegetable Plot
- The Outbuildings include a Workshop, Cart Lodge with Attached Garden Store, a Greenhouse and a Summerhouse
- The Accommodation extends to 1,603sq.ft
- Energy Rating: F

This pretty flint-fronted cottage has been sympathetically and authentically restored and renovated by the current owners. They were drawn by the unusually generous garden – plots of this size often come with much larger houses, but this is spacious yet very manageable. It also has an interesting history and sits very close to Norwich yet offers all the advantages of country life.

Staying True

This cottage is thought to date back to around 1800, perhaps even 1750, and would originally have been two properties. The owners bought it when it needed a lot of love and care to bring it back to its best and were lucky enough to have the cottage come with deeds and other paperwork going back to 1860. The cottage sits on a plot of just over an acre next to a former rectory. When a rector retired, they moved in here! During their time here, whilst working on the garden, the owners have found a gargoyle, stone from the church and even part of a font, so it's a very interesting property. The owners have been careful to renovate protecting the integrity of the cottage. They have completely replaced the roof, had heritage green double glazing installed, fitted central heating with reclaimed period radiators and more. Every piece of wood has been treated, oiled and repaired where possible, and any replacement timbers have been sourced from salvage yards. There are features galore, with tiled and wooden floors, extensive use of oak, exposed beams and attractive fireplaces throughout the cottage.





KEY FEATURES

Attractive And Authentic

There's plenty of space for a family here, or for a couple who love to have a houseful. You enter through a porch at the side of the house to find a reception room each side of the hall, an east-facing sunny room, currently used for dining, and a south facing study with a nice fireplace. Beyond the hall is the main sitting room, an impressive space with an inset fireplace with a wood burner and a window to the south, allowing the light to pour in. The owners say this is their favourite part of the house and that it's been used in the past as a music room where piano lessons were given. The piano in here today nods to that heritage. The kitchen is at the back of the house and whilst it's not the biggest room, it's actually very practical because you have a large pantry for storage, plus access to the utility which in turn has plenty of storage. Upstairs, all three bedrooms are doubles and all have fireplaces. The principal bedroom has a period-style en-suite bathroom with feature roll top bath, while the other two bedrooms share the shower room with walk-in shower. At the far end of the cottage there's a useful barn that has independent access and its own shower room, adding interesting potential.

Immerse Yourself In Nature

The cottage is lovely but it's the garden that really sets this place apart. The owners love spending time out here and have appreciated the love that previous owners have put into planting over the years, resulting in the gorgeous surroundings you can enjoy today. Dotted with mature trees providing shade on sunny days, including a majestic beech, there's a restored vegetable garden, ancient fruit trees and plenty of spring flowers to herald the arrival of warmer weather. The planting attracts a wide variety of wildlife too and you'll see more in the fields, including buzzards, red kites and the occasional deer. There's also a greenhouse, a workshop and storage, plus a summerhouse from where you can take in the surroundings when it's not quite warm enough to sit outside. The cart lodge is perfect for summer entertaining and undercover tables too. Children will love to play, explore and camp out, while anyone with green fingers will be in heaven. What's lovely is that you can escape from the daily grind here and breathe fresh air, but when you need to go into Norwich or get out and about, you don't need to go far. The A47 is just down the road and the villages of Little Melton and Bawburgh are just a minute or two away. You're a short drive from the university, research park and hospital too.



























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INFORMATION



On The Doorstep

Little Melton is a small village set to the south side of Norwich offering excellent access to both the A11 and the A47. There is also good access to the Norfolk and Norwich Hospital, Sainsburys and Tesco Supermarkets. The village itself has a thriving shop satisfying most needs, a highly regarded school and public house.

How Far Is It To?

The cathedral city of Norwich is approximately 4 miles away and offers extensive shopping, cultural and leisure facilities with a main line station connecting to London Liverpool Street and commuter links to Cambridge. There is an international airport to the north of the city. "The cottage enjoys the rarity of being set in a pretty Norfolk village yet within a stone's throw of Norwich. It takes just a couple of minutes to reach the major A47 road, with its connections around Norwich and out of the county. The local shop, school and pub/restaurant are only a short distance away."

Directions

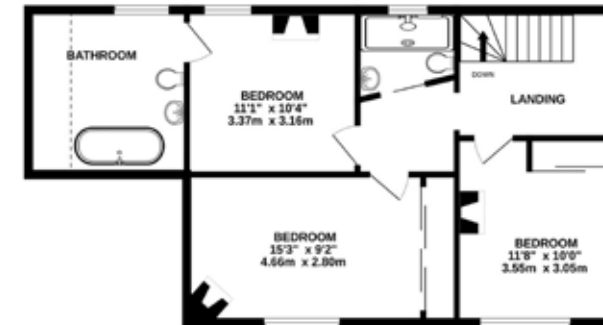
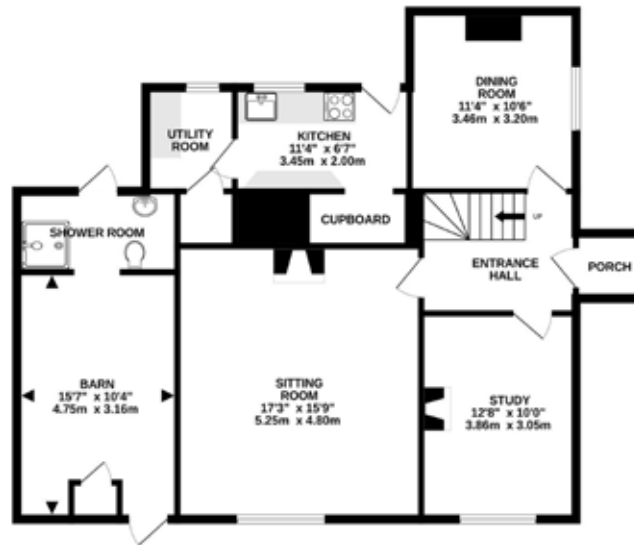
Leave Norwich on the B1108 Watton Rd. After passing over the A47 Southern Bypass the property will be found after 0.5 of a mile on the right hand side.

Services, District Council and Tenure

LPG Heating, Mains Water, Septic Tank Drainage
Mobile Phone Signal - varies depending on network provider, please see www.ofcom.org.uk
Broadband - current provider BT/TalkTalk - please see www.ofcom.org.uk
South Norfolk District Council - Council Tax Band C
Freehold



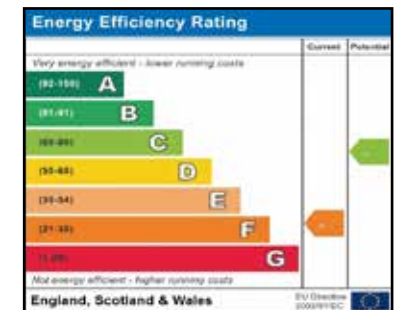
OUTBUILDINGS
616 sq.ft. (57.2 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1603 sq.ft. (148.9 sq.m.) approx.
TOTAL FLOOR AREA : 2219 sq.ft. (206.1 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
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