



5 Malthouse Yard  
Reepham | Norfolk | NR10 4NF

# THE HEART OF THE MATTER



“Right in the centre of the beautiful town of Reepham, this attractive property has everything on the doorstep, yet it’s tucked away in a very quiet setting and you wouldn’t even know it was here. Newly refurbished by the owners, perfectly balancing period features with contemporary comforts, it’s well set for the future. It’s also got a lovely private garden to the front and to the rear and plenty of parking too.”







# KEY FEATURES

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- A lovely Semi-Detached Period Cottage situated within a Conservation Area in the Centre of Reepham
- Three Bedrooms; Family Bathroom
- Wren Kitchen/Dining Room with Separate WC/Utility
- Sitting Room with Feature Fireplace and Oak Flooring
- Long South Facing Front Garden and Rear Walled Kitchen Garden with Raised Beds
- Outbuildings ripe for Conversion, Subject to Planning
- Driveway for Parking
- The Accommodation extends to 968sq.ft
- Energy Rating: C

This period cottage has been recently refurbished and carefully updated by the owners, protecting and preserving its original character and personality. Lovely as a family home or a holiday retreat, it's spacious and appealing, ready to welcome its new owners to enjoy the lifestyle right from the start.

## Character Aplenty

The cottage sits within the conservation area at the heart of Reepham but isn't listed. It likely dates back to the late 1700s and was originally two cottages, part of a row of four built for workers on a malthouse that used to be on the site. There's no evidence of the malthouse itself today, although it originally sat in the gardens of what is today the neighbouring property. The owners have totally refurbished it over the past two years, opening the kitchen into the dining room, fitting a new kitchen, bathroom and utility room, adding an electric heating system that includes solar panels and battery storage, and much more besides. The whole house blends the old and the new in perfect harmony. Control the heating on your phone and come home to a warm sitting room, whilst gazing up at the beautiful old beam overhead.





# KEY FEATURES

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## Welcome Home!

Coming into the cottage, you'll find the spacious sitting room with its beautiful oak floor and pretty fireplace to one side. The chimney has been temporarily insulated to keep the warmth in but on removing the insulation you could have an open fire in here. On the other side of the property is the fabulous open-plan kitchen dining room, with an oak floor in the dining room, gorgeous Wren kitchen and more exposed timbers. You'll find underfloor heating in here, which is particularly nice on cold winter mornings! The owners have cleverly managed to incorporate a ground floor cloakroom that doubles as a utility room on this floor too. Newly fitted bespoke stairs take you to the first floor, where you'll find three good-size bedrooms, along with a family bathroom. The larger two bedrooms, along with the receptions downstairs, all face south and are filled with light.

## An Excellent Location

Outside there are two outbuildings, former washhouses, with new roofs, ripe for conversion subject to planning. The rear garden has the original brick wall around it and is currently a kitchen garden with raised beds, whilst the long front garden faces south and is beautifully sheltered and a real suntrap. This is a very quiet location, and many locals don't even know the cottage is here, set well back down this little no-through road. Yet head out on foot and in just a few steps you'll be in the heart of the town with its attractive Georgian square. One of the things the owners most love about Reepham is that you have pretty much everything right here, from shops, a Post Office and schools to pubs and leisure facilities. It's all a short walk from your front door, but none of it disturbs you when you're at home. It's also easy to get out and about across the wider area, whether it's beach walks up at Cromer, a spot of shopping in the historic city of Norwich, exploring the gardens at Sheringham Park or wandering through the splendid stately homes of Blickling and Felbrigg.





































# INFORMATION

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## On The Doorstep

The cottage is situated in the market town of Reepham, which has all the amenities of a bustling market town including a butchers, a delicatessen, bank, post office, churches, pubs and the Dial House Bed and Breakfast which also incorporates a café, a spa and beauty clinic and a hairdressing salon. Reepham is also home to Reepham High School and College, which is a secondary school and sixth form with academy status.

“Reepham is a lovely place to live. There’s plenty in the village - shops and schools - and it’s in a beautiful part of Norfolk. There are lots of nice places to walk nearby and it doesn’t take long to drive into Norwich.”

## How Far Is It To?

The market town of Aylsham is just 7 miles to the east and provides a wide variety of amenities including a gastro pub, traditional butcher, greengrocer, library and monthly farmers market along with auction rooms, boutiques, supermarkets and take aways. It is also home to the beautiful Jacobean stately home, Blickling Hall, which is owned by the National Trust and its grounds provide lovely walks for you and your dog. The cathedral city of Norwich is approximately 12 miles to the south where there is an extensive range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The Norfolk Broads and the coast are both less than 20 miles distant.

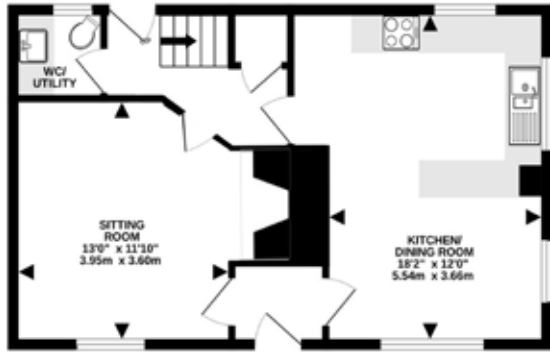
## Directions

Leave Norwich on the Reepham Road passing through Hellesdon and Alderford. Continue onto the village of Booton and proceed along the Norwich Road. Turn right onto Church Hill and then right onto Ollands Road. Turn right again onto Malthouse Yard and the property will be clearly signposted with a Fine and Country For Sale Board.

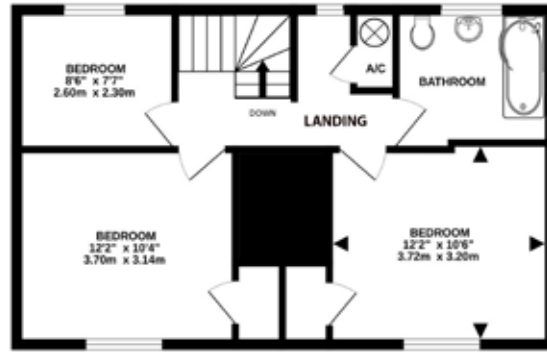
## Services, District Council and Tenure

High Heat Retention Solar Storage Heaters and Infra Red Panel Heaters,  
Mains Water, Mains Drainage and Solar Panels  
Mobile Phone Signal - varies depending on network provider, please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Broadband Provider is currently BT - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Broadland District Council - Council Tax Band C  
Freehold

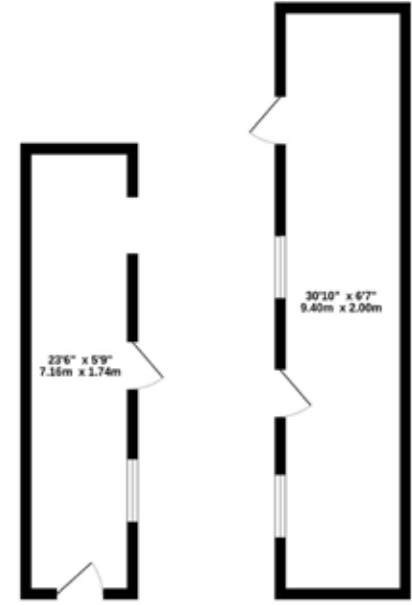




GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

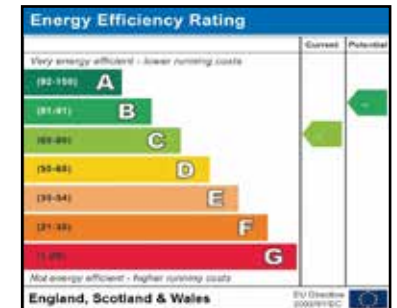


OUTBUILDINGS  
343 sq.ft. (31.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 968 sq.ft. (89.9 sq.m.) approx.  
TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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