



St. Marys House
Heath Road | Banham | Norfolk | NR16 2HS

FAIRYTALE COTTAGE



Don't just dream of your fairytale home, make it a reality with this beautifully presented 18th century reed thatched cottage, situated in the Norfolk village of Banham. This picture-perfect property boasts four/five bedrooms, a fantastic two-bedroom annexe, a stunning oak framed garden room and a generous 1.5 acre plot. Embrace the charm and write your own happy ending in this remarkable rural retreat.



KEY FEATURES

- A Stunning Reed Thatched House, with an Annexe situated in the village of Banham
- Four/Five Bedrooms; Three Bath/Shower Rooms
- Open Plan Kitchen with Superb Oak Framed Dining/Garden Room
- Charming Sitting Room with Inglenook Fireplace and Exposed Beams and Studwork
- The Property is Full of Character, but Not Listed
- Excellent Attached Annexe with Two Bedrooms, a Bathroom and Kitchen/Sitting Room
- The Grounds are approaching 1.5 acres (stms)
- With Outbuildings to include a Large Barn/Workshop and Stables with a Feed Room
- Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 4,753sq.ft
- Energy Rating: E

Thatched cottages carry an enduring charm that can't help but captivate. They have become the romantic hallmark of children's stories and an enchanting feature of our rural landscape. This stunning property proves that thatched cottages are not merely the domain of fairytale characters. Set amidst the scenic Norfolk countryside, along a quiet lane, this captivating home is packed to the rafters with character - inside and out! From time-weathered exposed beams and quaint window frames to the authentic reed thatched roof and cosy snug nooks - every corner of this delightful home invites you to indulge in its charm.

Step Inside

The property was once two separate cottages and is believed to have served as the village bakery. The u-shaped main kitchen cleverly utilises the three adjacent walls, optimising cabinet storage and countertop space. White gloss units are paired with wooden worktops, resulting in a sleek, fuss-free room. Painted beams run the length of the ceiling, adding character alongside the exposed brick wall and sandstone tiled flooring that extends to the garden room and study. The kitchen is equipped with two double ovens which are included with the sale. A spacious utility room adds to the home's functionality, offering space for laundry and cleaning supplies.

Space and Light

Adjoining the kitchen is an oak framed dining area/garden room which forms part of an extension that was added in 2007. This is a bright and cheerful room that leads onto the garden patio, creating a fantastic space for indoor/outdoor entertaining. Spaciously designed, it easily accommodates a generous dining table alongside a separate seating area, providing the perfect backdrop in which to relax and enjoy the stunning garden views. Bordering the dining area/garden room is the study. This room enjoys pretty views of the garden through its large, double aspect windows.





KEY FEATURES

This versatile space could be effortlessly reimagined to serve numerous purposes including a bedroom. In the generous sitting room, you will find a splendid inglenook fireplace which hosts a large woodburning stove. Weathered beams intersect the walls and ceiling, telling stories of a bygone era. Partially separating the room, exposed studwork creates an informal division, allowing each side to be purposed separately to suit your needs. A ground floor bedroom is situated off the rear hallway, complete with a stylish ensuite shower room. There are also two convenient cloakrooms on the ground floor: one in the rear hallway and the second next to the utility room.

Explore Upstairs

To the first floor are three generous bedrooms, each with fitted wardrobes. The principal bedroom showcases a dramatic vaulted ceiling and a triangular apex window that provides far-reaching views of the stunning garden and countryside beyond. The second largest bedroom is a stunning room, characterised by exposed studwork that delineates it from a spacious bathroom area, centred around a luxurious freestanding bath. This open-concept room evokes a feeling of a luxury hotel suite and fosters a relaxing, indulgent style. The third bedroom offers exceptional views and is embellished with striking antique embroidered silk screens which adorn the doors of the fitted wardrobes. A good-sized family bathroom, complete with a corner shower, caters to the needs of the rooms on this level.

The Annexe

Converted in 2016 from the former garage, the annexe boasts a generously sized open plan sitting room with kitchenette. There is a well-appointed shower room and two bedrooms, ensuring that occupants have all the necessary amenities for a self-contained lifestyle. With its own front door, the annexe offers autonomy to its residents, allowing them to come and go independently. This thoughtful design ensures both privacy and convenience for all occupants, making it an ideal arrangement for multigenerational living or accommodating guests with ease.

Step Outside

The approach to the property is via a pea shingle driveway which provides parking for several vehicles. The substantial 1.5 acre plot (stms), is laid predominantly to lawn with mature specimen trees and shrubs spread throughout the plot. To the rear of the property is a deep patio area that is accessed via the dining /garden room. There are numerous outbuildings including a summer house, garage/workshop and stable with separate feed room. One outbuilding of note is a 12 x 6m, insulated workshop/barn. Used by the previous owners as a games room, this fully plastered space is equipped with inset lights and a fitted bar, providing a versatile area that can accommodate a multitude of potential uses.



















The Annexe











INFORMATION



On The Doorstep

The picturesque village of Banham offers a range of amenities including two friendly pubs, a shop and post office, primary school, village hall and church. Banham Zoo, a popular attraction, is also located here.

How Far Is It To

Banham is located approximately 7 miles north of Diss, 12 miles east of Thetford and 20 miles south-west of Norwich. The A11 is also within easy reach, providing links to Norwich and London. The village of Attleborough (5.7 miles) offers a range of amenities, including supermarkets, shops, restaurants, pubs, schools, healthcare, and leisure facilities. The historic market town of Diss provides a generous selection of shops and amenities. Diss station also runs frequent, direct rail connections to London (90 minutes) and Norwich (20 minutes).

Directions

Proceed from the Fine & Country office in Diss along Park Road. At the roundabout take the second exit onto Denmark Street. Follow this road out of Diss and continue through the villages of Shelfhanger and Winfarthing. After the village of Winfarthing bear right onto Mile Road.. At the end of the long straight road bear left and take the first left hand turn into Heath Road. The property will be located some distance along on the right hand side.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [trumped.trickle.ridiculed](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

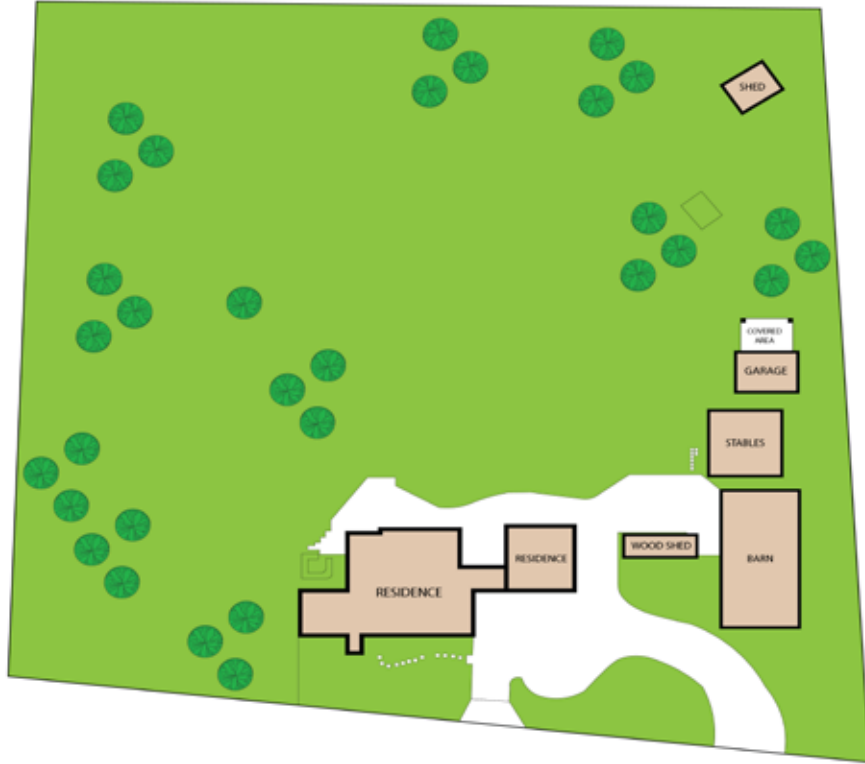
Mobile Phone Coverage - Vendors use Vodafone and O2

Broadband Available - Vendors use Vodafone

Please see www.checker.ofcom.org.uk for Mobile/Broadband availability

Breckland District Council – Council Tax Band E

Freehold



Heath Road, Banham NR162HS
 TOTAL APPROX. FLOOR AREA 4,753 SQ.FT 441 SQ.M

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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