



Church Farm House  
Shelton Spot | Shelton | Norfolk | NR15 2SB

# RURAL BLISS



This attractive Grade II Listed cottage is a timeless treasure, with fabulous period features.

It features four bedrooms, a fitted kitchen/breakfast room and a generous garden. The property sits in a tranquil village location within easy reach of the vibrant city of Norwich and the nearby market town of Diss.

Making this property a fantastic option for commuters seeking a slice of the quiet life!



# KEY FEATURES

- A Delightful Grade II Listed Cottage situated in a Fabulous Rural Location in the Village of Shelton
- Three First Floor Bedrooms and a Family Bathroom
- Ground Floor Bedroom with Adjacent Luxury Wet Room
- Fitted Kitchen and a Breakfast Room
- Cosy Sitting Room and Spacious Dining Room, both with Inglenook Fireplaces
- Charming Sizeable Gardens with a Shed and Greenhouse
- Circular Driveway providing Parking
- The Accommodation extends to 1,422sq.ft
- No EPC Required

Devotees of historic homes will find much to delight within this enchanting 15th century property, nestled in the picturesque countryside of South Norfolk. From the outside, the property is delightful. With whitewashed render elevations under a pantile roof (recently replaced using reclaimed tiles), this Grade II Listed home certainly embodies the idyllic charm of a quintessential country cottage. Approach to the property is via a circular drive accessed from a quiet country lane. Set back within its shielded plot, enveloped by mature trees and embraced by picturesque countryside to the front and rear, the location is every bit as serene as you might imagine.

## Step Inside

Step into the cottage via a raised, open, porch - a perfect place to kick off your muddy boots after exploring the surrounding countryside. Inside, you'll discover a spacious double-aspect room, ideally suited as a formal dining room, thanks to its proximity to the kitchen. This room affords you the first glimpse of the lovely, exposed beams that are a characteristic feature throughout this gorgeous home. An inglenook fireplace with woodburner provides further rustic charm. An open doorway leads into the split-level kitchen/breakfast room. A recently fitted kitchen with Bert & May feature tiles is arranged to one end. The bespoke cabinets, made by a local furniture maker using reclaimed boards, sets an unfussy tone. The fitted base units have been arranged in a practical u-shape configuration and topped with concrete worktops and an undermounted double sink. At the opposite end of the room is a built-in storage cupboard with electric point (a good place for the ironing board). A convenient utility room adjoins the kitchen where a door provides access to the garden. There is a sizeable, walk-in pantry too - usefully kitted out with shelving and electric points for kitchen gadgets. The utility room, pantry and breakfast room have all been fitted with traditional handmade Norfolk pamment floor tiles. Returning through to the formal dining room reveals access to the spacious double-aspect sitting room. A prominent feature in this space is the exposed brick inglenook fireplace, adorned with a rugged bressummer beam, which houses a large woodburning stove atop a herringbone brick hearth. Additionally, exposed timbers span the ceiling, adding further personality to the room.





# KEY FEATURES

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## Room For A Relative

At the rear of the cottage, there is a ground floor bedroom. This bright, cheerful room boasts bespoke fitted wardrobes to one wall and French doors that open onto the garden. Adjacent to the bedroom is a fully tiled shower/wet room, enhancing the property's suitability for visiting guests or a multigenerational living arrangement. A cloakroom completes the rooms to the ground floor.

## Explore Upstairs

You will discover three further bedrooms to the first floor. The principal bedroom is bright, with tall ceilings and double aspect windows framing pretty views of the surrounding countryside. Across the landing, is the second-largest room, with an equally soaring ceiling height. Connected to this room is the smallest room, ideal for use as a dressing room or child's bedroom. There is an elegant family bathroom, with freestanding clawfoot bath, traditional high level cistern toilet, and a vanity unit which has been adapted from a vintage dresser, complements the classic style.

## Step Outside

There is a small garden to the front of the property, landscaped with assorted trees and an in/out circular driveway arrangement. The large garden caters perfectly to growing families and outdoor enthusiasts. Providing privacy from every angle, it serves as a peaceful retreat and a wonderful canvas on which to create your dream garden. Stepping out from the kitchen is an enclosed courtyard. To the left is a natural pond bordered with shrubs and roses. The remainder of the garden is mostly laid to lawn, with established trees and planting adorning the boundaries of this generous plot. Towards the end of the garden, you'll find a shed and practical greenhouse. The picturesque views are best appreciated from the rear of the garden, deliberately devoid of planting to optimise the uninterrupted view. "The view from here is breathtaking - nothing but fields stretching as far as the eye can see," the owner explains.























# INFORMATION

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## On The Doorstep

The property is located within the peaceful hamlet of Shelton Spot. It is a quintessential rural village, steeped in history and charm. Nestled amidst picturesque countryside, its idyllic setting is punctuated by quaint cottages, meandering country lanes and ancient churches. From the property through a gate in the garden is a track that leads down to St. Mary's Church. The owner elaborates, "The church was constructed in the perpendicular style, a rarity in Norfolk, with St Mary's considered to be the finest example with its stained glass also considered to be the best in South Norfolk."

## How Far Is It To

The nearby Norfolk Broads provides opportunities for boating, fishing, and birdwatching while its proximity to the Norfolk coast allows easy access to sandy beaches and charming coastal towns. A range of shops and amenities are to be found in nearby Long Stratton (2.9 miles) including a GP surgery, dentist, butchers, supermarket, pubs and restaurants. The market town of Diss (10 miles) offers a good selection of shops and a weekly market in addition to a mainline station with direct services into London Liverpool Street (90 minutes). The city of Norwich (12 miles) provides a bustling hub of culture and history. The historic centre is teeming with charming cobblestone streets and an array of independent shops, cafes, and restaurants. The city is also home to two universities and a mainline train station with direct links into London and an international airport.

## Directions

Proceed from the market town of Diss in a northerly direction along the A140 towards Norwich - after around 7.5 miles take a right hand turn onto Wood Lane. Turn left to stay on Wood Lane. Turn left onto Ansons Lane and then turn right onto Shelton Spot. The property will be found on the left hand side just before the junction with Low Road.

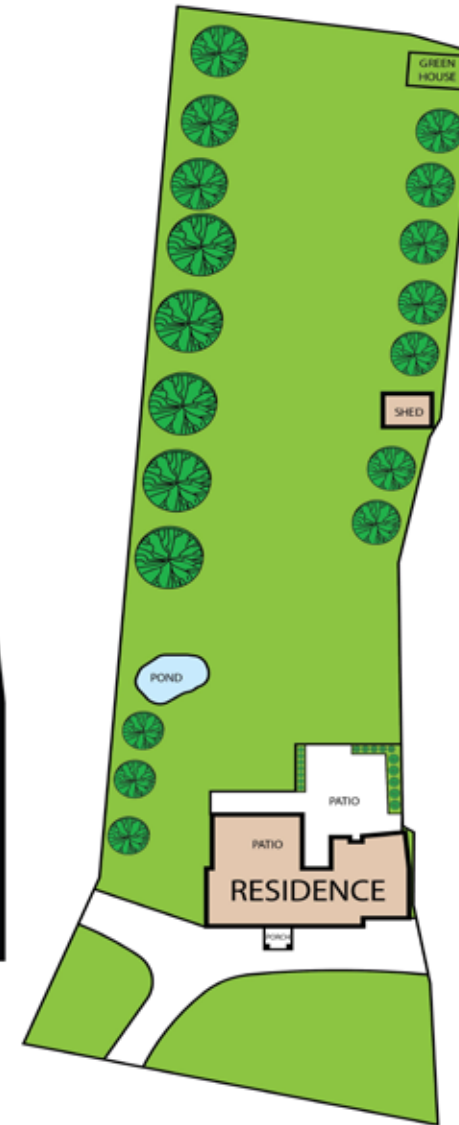
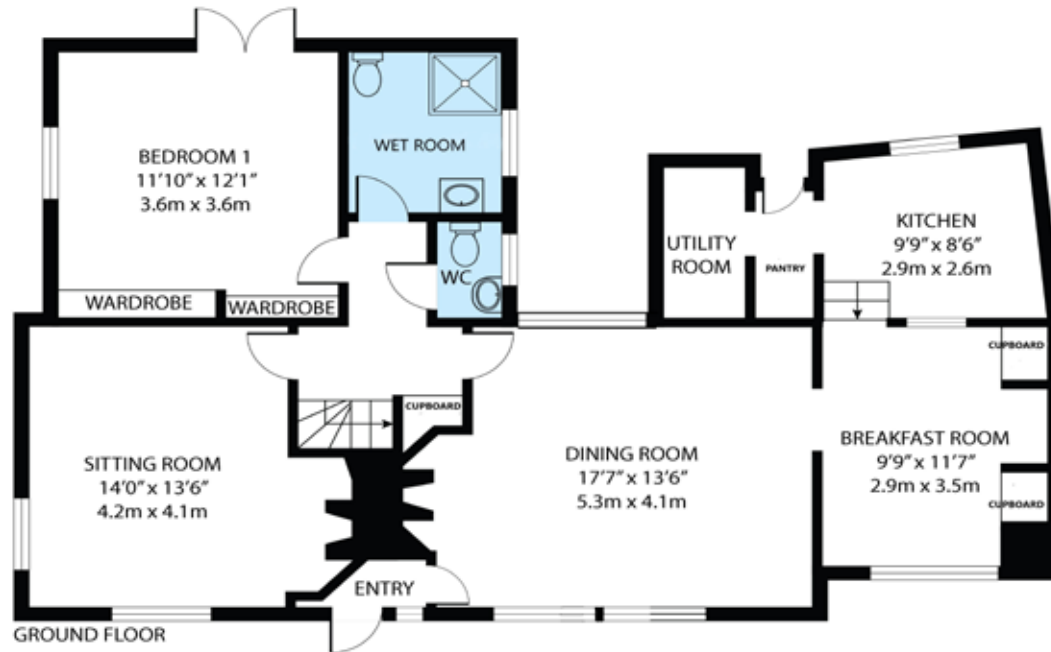
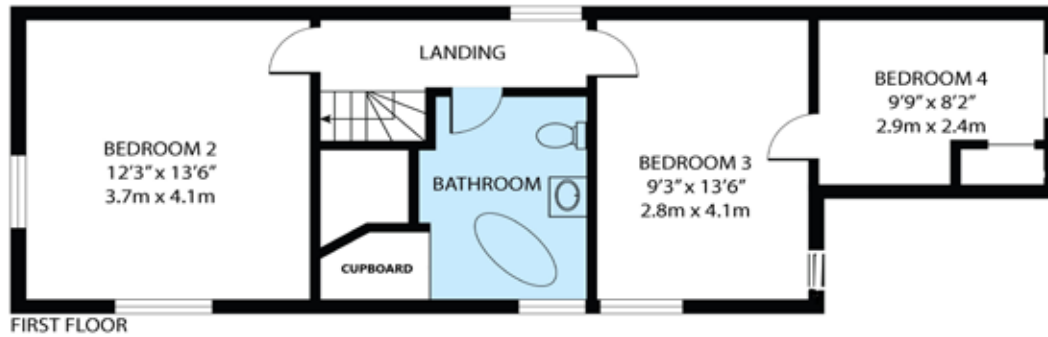
## What 3 Words Location

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 - [play.tickling.marmalade](#)

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Broadband Available  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for Mobile/Broadband availability  
South Norfolk District Council - Council Tax Band E  
Freehold





Shelton Spot, Norwich NR15, UK, NR15  
 TOTAL APPROX. FLOOR AREA 1,422 SQ.FT-132 SQ.M

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