



THE STORY OF

Bankside Cottage

Elsing, Norfolk

SOWERBYS



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Bankside Cottage

Elsing, Norfolk
NR20 3EG



Two Bedrooms

Two Reception Rooms

Popular Village Location

Backing onto Woodland

No Onward Chain



Embark on a journey of transformation with this captivating property, offering a unique opportunity to create your dream home in an idyllic rural setting. Originally two cottages, this residence presents a blank canvas brimming with potential, awaiting your personal touch and vision.

Step inside and envision the possibilities as you explore two receptions beaming with character, history and original features serving as a reminder of

the property's past and offering a charming backdrop for your renovation endeavours.

With two bedrooms providing a foundation, let your imagination run wild with the scope for improvement, allowing you to create a layout which perfectly aligns with your lifestyle and aspirations. Embrace the challenge of transforming this property into a home which reflects your unique taste and style.

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Outside, the enchanting gardens beckon with the promise of endless possibilities, providing a serene escape amidst the natural beauty of the surrounding woodland. Embrace the opportunity to design your own outdoor oasis, where lush greenery and countryside views converge to create a peaceful and tranquil environment.

Additional amenities include a garage, workshop, and outhouse offering the convenience of ample storage space for your renovation endeavours, ensuring that every detail is carefully considered as you embark on this exciting project.



First Floor
Approximate Floor Area
366 sq. ft
(34.00 sq. m)



Ground Floor
Approximate Floor Area
706 sq. ft
(65.59 sq. m)

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.

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ALL THE REASONS

Elsing

IN NORFOLK
IS THE PLACE TO CALL HOME



In the heart of the Norfolk countryside, Elsing is ideally located for access to both Dereham and Norwich. A small, friendly village, there's a village hall and a 14th century church, and the former village pub is now run as a superb restaurant and deli, The Lemon and Rosemary Yard.

The nearby villages of Lyng, Swanton Morley and North Tuddenham offer a range of amenities for your day-to-day needs, and Dereham, only six miles away, provides a greater range of services and larger supermarkets. A trip to Norwich is effortless, whether it's for shopping, culture, or to indulge in the city's vibrant restaurant scene, and with easy access to the A47, travelling further afield is a breeze.

The Cathedral City of Norwich is 12 miles away which is dominated by its magnificent Norman cathedral, boasting the largest cloisters in England, the second tallest spire in the country and an amazing 1,200 carved stone roof bosses - one of the greatest art treasures of medieval Europe. Norwich is proud of its past and present status. Its ancient buildings and city wall remains make it the most complete medieval city in Britain. In medieval times Norwich was one of the greatest cities in England, and today, as East Anglia's capital city, it still is - offering a rare blend of historic interest and modern sophistication. The city offers direct rail links to London and international travel via Schiphol airport in Amsterdam.

You can reach the north Norfolk coast in under 40 minutes, and here you will find charming seaside villages and miles of coastline to explore.



Note from Sowerbys



“Original features abound, serving as a reminder of the property’s storied past and offering a charming backdrop for your renovation endeavours.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 1101-5107-0922-7070-0723

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: ///reporting.prone.committee

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