



May Cottage  
Low Road | Thurlton | Norfolk | NR14 6QD

# A FEAST FOR THE EYES



“Tucked away in an idyllic and peaceful setting within a friendly community, this architect-designed home has enormous appeal. Set well back from the road, you head down the drive and find yourself at an attractive property with glorious gardens and beautiful views over open countryside.”



# KEY FEATURES

- A Spacious Detached Family Home Sitting in Approximately 0.5 Acre Plot
- Beautifully Landscaped Private Gardens, Perfect for The Garden Enthusiasts
- Within Walking Distance of Thurlton Village and Local Amenities
- 2 Reception Rooms with Views Looking Out Over the Garden
- 3 Spacious Double Bedrooms, 2 With Ensuites
- Integral Double Garage and Separate Utility Room
- The Property Extends to Approximately 2800 Sq Ft
- EPC Rating D
- Oil Central Heating, Mains Drains Via Pumping Station
- The Accommodation extends to approx. 2,781 sq. ft.

The village of Thurlton is well-known for its welcoming community, with a shop, pub, school, church, bowls club and more. You can walk to all the amenities from this property, but when you're back at home you'll find yourself in your own world, well away from the hustle and bustle of everyday life. With plenty of space for all the family, plus wonderful gardens with an eye-catching outlook and lots of wildlife to see, this is a very desirable home indeed.

## Excellent All Round

The house is around 30 years old and has only ever been home to two families – and no wonder. This is the sort of place people hanker after, that elusive 'edge of village' location that balances access to amenities and the chance to put down roots in a community whilst enjoying plenty of privacy and easy access to the countryside. Additionally, this spacious and bright property sits in a generous plot of around half an acre, so there's plenty of room for children to play out in the fresh air, or for anyone with green fingers to keep themselves entertained.

## Lovely And Light

Step inside the house and you'll find yourself in an attractive bright entrance hall, the generous size of which sets the tone for what's to come. To one side you have the kitchen/breakfast room, with plenty of room for a family table, plus sliding doors leading out onto one of the patios. This one faces east, so it's a nice spot for breakfast. Make your way back through the entrance hall and head to the dining room, which is also a very good size – you can entertain a crowd in here, so it's perfect for Sunday lunches and Christmas dinners – and you'll see the room opens onto a south-facing conservatory.





# KEY FEATURES

---

The main sitting room sits at the back of the house and has doors onto a south-facing patio, plus a feature fireplace for a cosy feel in winter. Upstairs the master suite is particularly special. You come into it through a useful study and the bedroom has an en-suite bathroom, built-in storage, plus a dual aspect, with windows to the east and west, one of which is a bay window and looks over the garden and fields. The other two bedrooms are both good size doubles and one has its own shower room, while the other has sole use of the family bathroom.

## Countryside Connection

We have already mentioned how lovely the gardens are here, but there's so much more we could say, and it's better you see for yourself! Beautifully landscaped, there are two sunny patios, a large lawn where children can play, plus a working area with garden shed, greenhouse, fruit trees and vegetable beds. There's also a summerhouse, so you can sit out and enjoy a different view of the garden. Add in the outlook across open farmland and you'll see why this is a place where you can enjoy a great connection to the countryside and feel wonderfully relaxed, away from it all. When you need amenities the charming town of Loddon is just a short drive away, or you can head to the pretty town of Beccles, the Broads and the beach. All in all, this is a great location.

## On The Doorstep

The small but active community of Thurlton has a church, a nursery and a primary school, a community shop with a post office, a pub, a village hall and a bowls club. The town of Loddon is within 4 miles with its access to the Norfolk Broads via the River Chet. In the town the facilities include schools, doctors/surgery, dentist and library. There are more extensive leisure, cultural and shopping facilities in the nearby market town of Beccles.

































# INFORMATION

---



## How Far Is It To...

Norwich lies approximately 16 miles north-west of Thurlton and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 15 miles south-west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions

Leave Beccles on the A146 towards Norwich. When you reach Hales, take a right-hand turn at the roundabout on the B1136. Follow this road until you reach the signpost for Thurlton, Norton and Reedham Ferry and turn left onto Beccles Road. When you reach the junction with the Queens Head Public House take the right-hand turn, and then immediately a left hand turn onto Low Road. Follow the road for a few minutes round a sharp left hand turn, just after that May Cottage is on the right hand side at the end of a gravel drive.

## Services and District Council

Oil Central Heating, Mains Water, Mains Drainage Via Pumping Station

South Norfolk Council

Council Tax Band E

EPC Rating TBC

Broadband – Super Fast Broadband is available. View broadband availability -

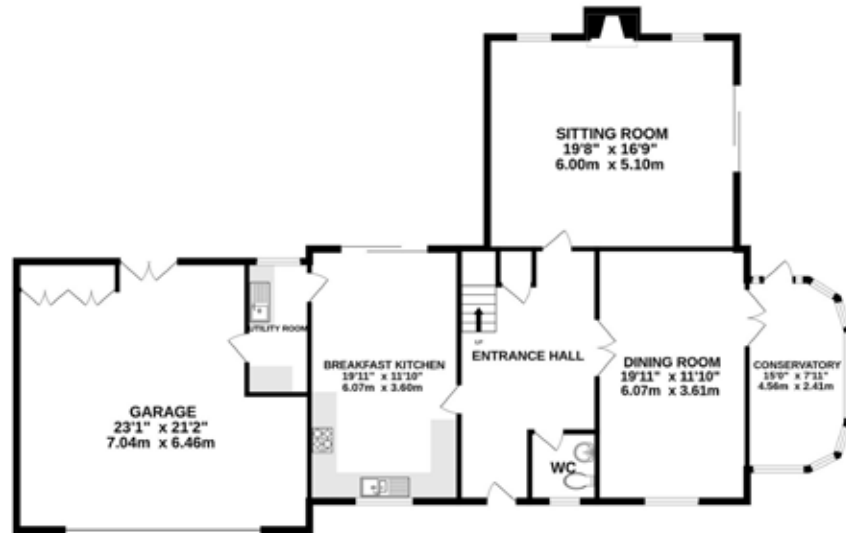
Ofcom Checker title

Mobile Phone – Phone signal varies in the area. View mobile availability - Ofcom Checker

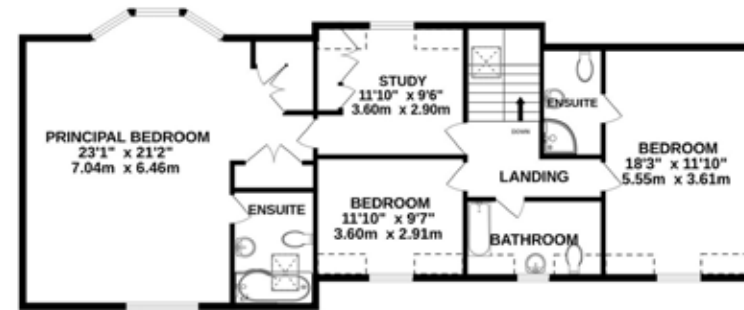
## Tenure

Freehold





**GROUND FLOOR**  
1616 sq.ft. (150.2 sq.m.) approx.



**1ST FLOOR**  
1164 sq.ft. (108.2 sq.m.) approx.

**TOTAL FLOOR AREA : 2781 sq.ft. (258.3 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)  
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	76   C
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Beccles on



Fine & Country Beccles & Waveney  
23A New Market, Beccles NR34 9HD  
01502 533383 | [beccles@fineandcountry.com](mailto:beccles@fineandcountry.com)

