



OLD COTTAGE
SHOTESHAM ALL SAINTS, NORFOLK



Believed to date from the 16th century this beautiful Grade II Listed family home retains enormous character blending modern convenience with historical detail.

Formerly two properties, Old Cottage has been sympathetically renovated to exacting standards with care given to retain many period features including; inglenook fireplaces, exposed timbers and staircases as well as original doors and wooden floors.

The property affords light and airy, flexible living space over two floors with a useful mezzanine level in the master bedroom. The ground floor comprises a spacious entrance hall with pamment flooring and fireplace with doors leading to all principal rooms. The kitchen is contemporary in style and incredibly functional with an Aga built in to a former inglenook.

A further door from the kitchen leads to a rear hallway which gives access to the rear garden and also to a ground floor shower room/utility room. There are two reception rooms which link well together divided by large inglenook fireplaces with wood burning stoves. Both rooms have a wealth of character with exposed timbers and are well proportioned with wonderful views of the garden.

The first floor is reached via two

separate staircases, one accessed from the rear hallway and the other located in the sitting room. The principal bedroom is located in the centre of the house and is a truly outstanding room having vaulted ceilings and exposed brickwork from the chimney breast running through the room. A clever design feature of this room is a former third staircase which lies under toughened glass in the floor.

An equally impressive bedroom lies beyond the master bedroom, again having vaulted ceilings and links with a useful dressing room which could possibly provide a 'jack and jill' bathroom (subject to gaining the necessary approvals). Moving along the landing towards the opposite end of the cottage where two further bedrooms are located alongside a beautifully presented family bathroom with freestanding bath.

OUTSIDE

The property is wonderfully private being tucked away from the road behind two cottages. On foot, a gate opens to a pathway leading through the front garden to the cottage entrance. Mature gardens







surround the house on all sides offering privacy and seclusion with a gravel driveway leading to a parking area providing sufficient parking. The garden has been well landscaped and provides many areas in which to sit and enjoy the surroundings.

LOCATION

Located approximately 5 miles South of Norwich, Shotesham All Saints is perfect for those wishing to live in the countryside yet retain a close connection to the city. The local pub is only a short walk from Old Cottage.

SERVICES

Mains electricity and water are connected. Drainage is to a private system and central heating is provided for by an oil-fired boiler (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are

in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band - ?



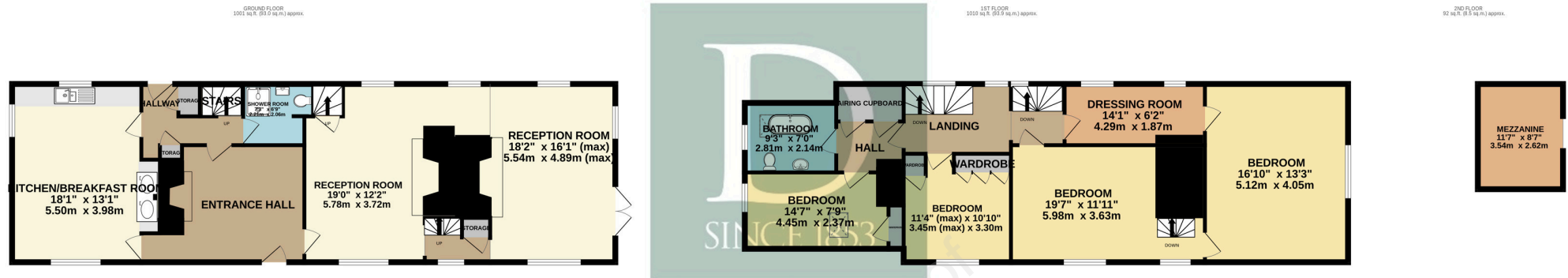


BEAUTIFULLY
PRESENTED
PROPERTY





FLOOR PLAN



TOTAL FLOOR AREA : 2103 sq.ft. (195.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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