



Orchard Cottage
Toad Lane | Great Plumstead | Norfolk | NR13 5EQ

MORE THAN MEETS THE EYE



“This property has a long and unusual history and is much larger than it first appears.
A happy, long-term family home, it has so much to offer,
from the spacious and versatile accommodation to the idyllic location in glorious open countryside.
Close to main roads but not within earshot, it’s easy to get out and about from here,
yet you return home to total tranquility.”



KEY FEATURES

- A Beautiful Cottage with Further Modern Extensions, situated in an Idyllic Location in Great Plumstead
- Five Bedrooms – Two on the Ground Floor; Three Bath/Shower Rooms
- The Principal Bedroom benefits from En-Suite Facilities
- Kitchen/Breakfast Room with Separate Utility
- Four Reception Rooms, One currently used as a Gym plus a Conservatory
- Triple Garage with Two Offices and a WC which would make an Ideal Annexe, Subject to Planning
- The Gardens extend to over an acre and include Patio and Lawned Areas plus a Paddock, Summerhouse and Hot Tub
- The Accommodation and Garage extends to 2,834sq.ft
- Energy Rating: D

There's so much to see here and enormous flexibility to suit different lifestyles – with the potential to run your business from the property, to create a paddock for a pony, parking out of sight for a caravan, and more besides. The current owner raised his family here and they now return with their own children, so it's been much loved by all three generations over the years. Step inside and you get a sense of the happy and comfortable homely feel – a warm welcome awaits!

From Cottage To Quakers

The oldest part of the house dates back to around 1790, when it was a small cottage, probably for a farm worker. The exposed oak beams and feature brick fireplace nod to this part of its history. In more recent years it became a Quaker chapel and the arched window dates from that time. For the past 24 years it's been home to the current owner and his family have grown up here. When he came here, the previous owners had added the first-floor bedrooms, but the rest of the house was little more than a building site, so he set about completing the ground floor and landscaping the outside space, as well as adding the garage block.

For Every Stage Of Family Life

Today it's an incredibly flexible home. On the ground floor, you have all the living space at one end, with a circular flow between the rooms. The breakfast kitchen with granite worktops has enough storage and preparation space for the most demanding of cooks and bakers, as well as room for a dining table. This leads into the formal dining room – a lovely bright area with a feature bay window filling the room with light.





KEY FEATURES

Double doors from here open onto the sitting room, complete with log burner set within an attractive brick and timber fireplace. You also have sliding doors to the south opening onto the garden. On the other side of the ground floor are two double bedrooms of a similar size, alongside a family bathroom. You could use these rooms as accommodation for someone with limited mobility. There's a useful utility room, then a further two reception rooms, currently a snug and gym, as well as a conservatory with doors to the garden. All this allows for great flexibility in the way the house can effortlessly adapt to your needs. When the owner's children lived at home, they could have friends over and play music and he wouldn't be disturbed. Everyone can do their own thing. Upstairs you'll find a further three bedrooms, one of which is en-suite, with the others sharing a bathroom. There's plenty of storage up here too, as well as an unconverted loft above the old chapel, should you be looking for even more space.

Business And Pleasure

Outside, there's plenty more to see. There's a large outbuilding with three garages, plus two offices and a WC. The owner ran his business from this building and found it to work very well, but it could also be converted into an annexe, subject to planning. The garden divides into several different areas and extends to over an acre, but for its size it's easy to maintain. There are three lawns, all easily tamed with a ride-on mower, plus patios where you can catch the sun throughout the day. The owner likes to take breakfast on the front patio in summer and have barbecues on the back patio with family and friends. The garden is also child friendly, so his grandchildren can play out safely. In fact, the family have hosted many gatherings over the years and had a lot of fun, even once throwing a party for 100 people with a marquee on one of the lawns! There's plenty of wildlife here and in the surrounding fields, so if you're a keen birdwatcher you'll enjoy that aspect too. It's surprisingly quiet and peaceful - you're close to the Broadland Northway but you can't hear it and the air is wonderfully fresh and clean. It feels a world away from the city, but you can be in the centre of Norwich in just ten minutes. The Norfolk Broads and Brundall Marina are literally on your doorstep for sailing and exploring too!







HANNANT



























Triple Garage
& Offices



INFORMATION



On The Doorstep

Great and Little Plumstead is a civil parish in the English county of Norfolk consisting of the villages of Great Plumstead, Little Plumstead and Thorpe End and is situated approximately 5.5 miles to the east of Norwich. The church at Little Plumstead is one of 124 existing round tower churches in Norfolk. Amenities within the village of Little Plumstead include the Brick Kiln public house and schools. A more comprehensive range of facilities can be found in the Norwich suburb of Thorpe St Andrew where there is a wide range of shops and amenities including a Sainsburys store, health and leisure centres, all levels of schools, public houses and restaurants. There is also access from Great Plumstead to the A47 Bypass and Norfolk Broads.

How Far Is It To?

Within such easy reach of Norwich city centre there are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on the B1140/Plumstead Road. Turn right onto Green Lane North and then left onto Middle Road. Turn left onto Toad Lane and the property will be found further along on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

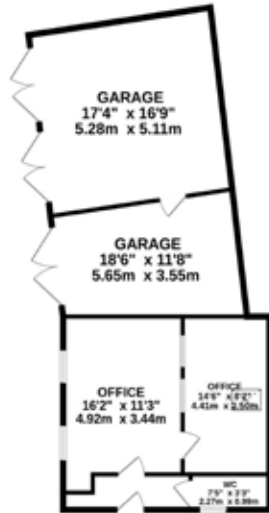
Broadband Available - Vendor uses XLN

Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

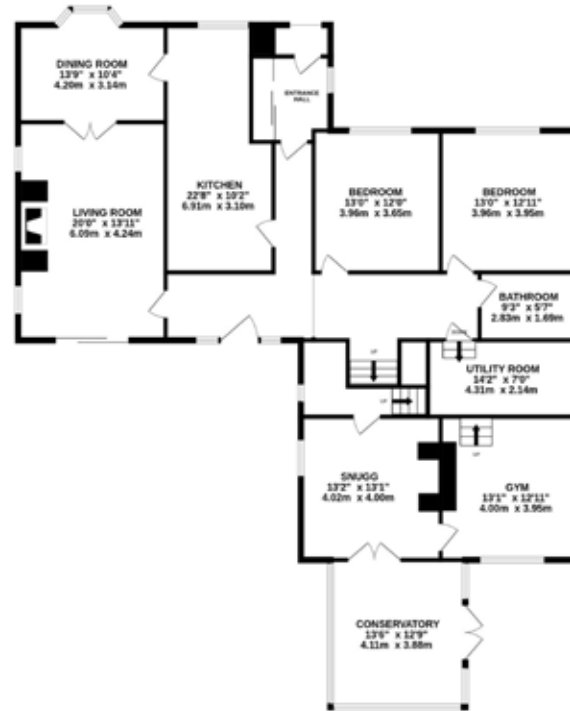
Broadland District Council - Tax Band G

Freehold

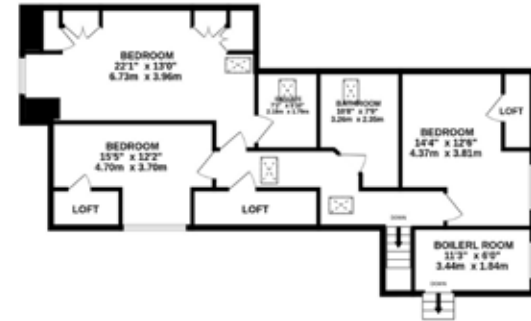
OUTBUILDINGS
0 sq ft. (0.0 sq.m.) approx.



GROUND FLOOR
1907 sq ft. (182.7 sq.m.) approx.



1ST FLOOR
967 sq ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 2834 sq.ft. (263.2 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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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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