



Well Cottage  
Broom Green | North Elmham | Norfolk | NR20 5EW

FINE & COUNTRY

# PEACE AND PRIVACY



Standing in approximately one third of an acre near the village of North Elmham, this detached country cottage is superbly appointed throughout and offers versatile and adaptable accommodation ideal for use as a family residence or, equally, for multigenerational living. Outside, the generous gardens to the front and rear offer views over paddocks and are beautifully maintained with established planting, and there is ample room for parking and also a double garage with a workshop, store and shed. In addition, there is a fully insulated summer house which can be used as a home office.



# KEY FEATURES

- A very Pretty Detached Cottage situated in the Village of North Elmham
- Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility
- Open Plan Sitting/Dining Room and a Snug
- Double Cart Bay Garage with Workshop, Store and Shed
- The Gardens extend to around 0.3 of an acre (stms)
- Fully Insulated Summerhouse ideal for a Home Office
- Meticulously Renovated and Extended
- The Accommodation extends to 1,782sq.ft
- Energy Rating: E

"We had been searching for the right place for some time," the present owners explained. "We drove on to Broom Green with the pond and all the surrounding greenery, and as soon as we looked over the gate, we fell in love with the property – it just felt perfect. And when we first walked into the cottage, we loved its unique features including the open fire with an oak beam, the oak spiral staircase, and the quirky Norfolk staircase. The living space suited us down to the ground too, with a summerhouse/office, two separate shower rooms, in addition to two extra cloakrooms, and with stunning views from every window. The lovely outdoor space gave us just under half an acre to play with, while through our back gate there are wonderful walks to be had in the picturesque countryside and across the paddocks into North Elmham via the County School Station (now disused) path."

## So Much to Offer

"We've been here for six years and in that time have extended the rear of the property with two extensions which mirror the front of the cottage – this has extensively enhanced the interior by adding a TV room and significantly enlarging the kitchen space which is perfect for entertaining family and friends. We have redecorated the whole cottage, installing new showers, vanity units in every cloakroom, and new solid oak doors throughout. The property was originally two cottages and the previous owners lived in one of them and used it as their holiday home. When the other cottage came up for sale, they bought it, then renovated both cottages to a very high standard, combining them into one large property. During all our renovations, we strived to maintain the style and high standards they had set. We researched local Norfolk flint and, with hard hats and boots, we handpicked every flint for the double extensions from our local quarry – it was a "labour of love" but worth it!"





# KEY FEATURES

## Favourite Space

When asked about favourite spaces at the cottage, the owners said, "It lends itself for family and friends staying over and enjoying meals around the dining room table and around the cosy open fire, or in the summer months relaxing in the garden and enjoying the beautiful surroundings walks etc. The overall feel and lifestyle at Well Cottage is so special; there is the privacy of the house in its own grounds and the tranquillity that goes with this, but you are just five minutes from civilisation. Everything about our property gives us a feeling of wellbeing and while we will be sad to leave it, it is time to pass it onto new owners to love and enjoy as much as we have with our family and friends."

## Outside

"Well Cottage is set in 0.3 acres which we have landscaped extensively," the owners said. "There is an array of lovely plants flowers and fruit trees both in the front and back gardens, and even in the hedgerows you will come across damsons. Outside we have a summerhouse/office, a large greenhouse, a new cart lodge with a workshop, storage rooms, loft, and a shed to store the lawnmower and all the garden tools. There is an abundance of wildlife around Broom Green; you can hear the woodpeckers, cuckoos, buzzards, and sometimes there are even egrets and herons in the pond out at the front."

## Village Benefits

"We are in a fantastic location halfway between Hunstanton and Norwich, with the whole of the North Norfolk coast in easy striking distance," the owners said. "And there are also a wealth of other venues to enjoy, including the Sandringham Estate, Holkham, Blickling Hall, Wells-next-the-Sea, Sheringham, Cromer and the Georgian market town of Holt." The market town of Dereham and the city of Norwich are approximately thirteen and thirty-five minutes by road respectively.

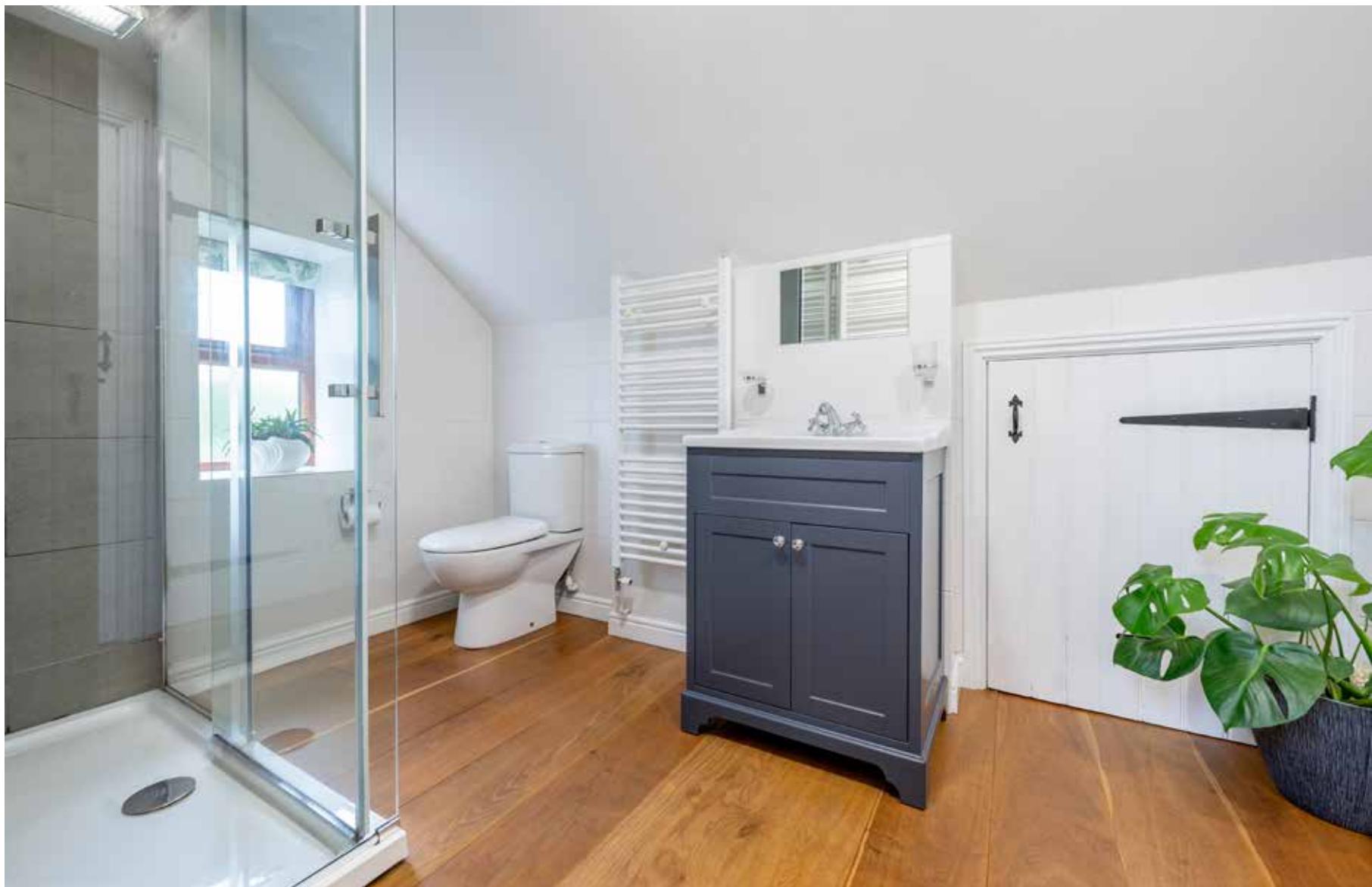




























# INFORMATION

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## On The Doorstep

Located on the west bank of the River Wensum, North Elmham is a popular and attractive village with a range of local amenities which includes two pubs which are known for their excellent food and ales, The Kings Head hosting folk music nights in addition to quiz nights. In the village there is also The Tea Post which serves both as the local post office and a cafe.

## How Far Is It To?

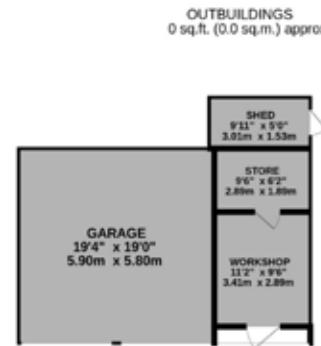
North Elmham can be found 8 miles south of Fakenham and 19 miles north west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to [www.fakenhamweb.co.uk](http://www.fakenhamweb.co.uk). The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

## What Three Words Location

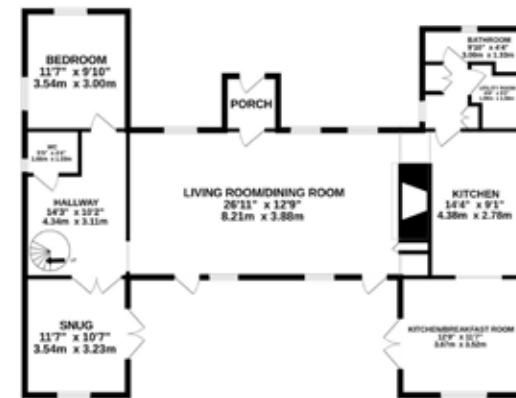
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [eventful.shirt.bind](http://eventful.shirt.bind)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Septic Tank  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Breckland District Council - Council Tax Band E  
Freehold



GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



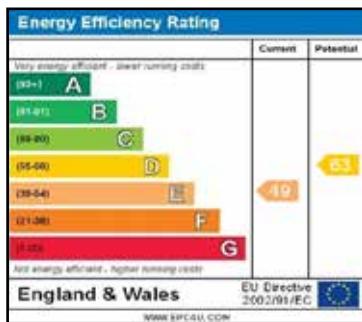
1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.5 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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# FINE & COUNTRY

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