



The Meadows
Chequers Road | Tharston | Norfolk | NR15 2YA

CHOCOLATE BOX CHARACTER



This picturesque Grade II listed cottage, dating back to the 17th century is part timber framed and is like stepping back in history but with a contemporary feel too. Accessed by a long driveway and sitting on 0.71 of an acre in the village of Tharston, close to Long Stratton, you can live the rural 'chocolate box' life but stay well connected to the amenities we all need for modern living.



KEY FEATURES

- A Pretty Grade II Listed Cottage situated in the Village of Tharston
- Three Double Bedrooms; First Floor Bathroom
- Kitchen/Breakfast Room with Pantry
- Separate Utility Room and Ground Floor Wet Room
- Three Reception Rooms
- The Grounds extend to 0.71 of an acre (stms) and include an Orchard and Vegetable Garden
- Four Stables and a Tack Room
- Double Garage with Two Store Rooms and Ample Parking
- The Accommodation extends to 1,480sq.ft
- No EPC Required

The current owners moved to be closer to family and chose this characterful home, with exposed beams and period fireplaces, looking for a project and relishing the challenge of renovation. They have significantly improved this home with replacement wooden, double-glazed windows, a kitchen, utility and shower room extension along with upgrading the flooring, sandblasting beams to reveal original timbers and installing wood burners. The works have been carried out so tastefully, sympathetic to the era, retaining this home's identity but making it practical for family life.

A Home With Personality

Although this is sometimes described as a cottage, The Meadows is a good-sized family home with space for visiting family and friends. The original formal sitting room now functions as a home office but could easily become another lounge area. The wall between the snug and the original kitchen was removed during the extension, and this allows a family room atmosphere for most of the year, with space to chat to the cook whilst cosying round the wood burner but also affords extra dining space to spill into when everyone descends for Christmas dinner. The bright airy kitchen and stunning garden room are east facing making breakfast and morning coffee an inviting, sunny affair. The stylish cream wood burner in the garden room means this is not just a warm weather room but also a bright warm space in the winter months and this is where the Christmas tree always sits. The ground floor is completed with utility and shower room, modern practical additions to this wonderful home. The three ample bedrooms on the first floor, two with dual aspect windows and charming beams, are served by a pretty family bathroom with jack and jill door. The planning permission for the extension included plans to rebuild the timber framed garage and add a conservatory so there is still room for new owners to make their mark on this distinctive home.





KEY FEATURES

The Elixir Of Life

This home has a south facing orchard with apple, pear, plum and cherry trees plus a veggie patch where this year saw produce including sweetcorn, tomatoes and beans grown. The current owners also grow flowers and keep chickens so you could have your own ready-made farm shop within your own boundary! The garden was a huge draw for these keen gardeners who found that they weren't the only ones visiting. The owner explained that the garden welcomes hedgehogs, deer, birds and other wildlife too – a little slice of heaven. With a well in the garden there is a ready supply of water for keeping your growing projects healthy too. The stables and garage have an electricity supply and the current vendors have their freezer and tumble dryer in the stables, so there is scope for these to be converted with the necessary planning permission if you wished.

Yes – You Can have it All!

With Long Stratton on Tharston's doorstep you find everything in easy reach. Health centre plus primary and secondary schools are within walking distance along with a leisure centre, petrol station, pub, restaurant and takeaways, a wonderful vegan café, and even a cattery and dog groomers close by. There is a regular bus service to Norwich, just 30 minutes away where you can get your fix of city life too, with theatres, music venues, shopping malls, and pubs and eateries as well as connections to the hospital and university too.





























INFORMATION



On The Doorstep

The nearby village of Long Stratton, offers a wealth of local facilities including a large Co-op, doctors' surgery, veterinary surgery, dentist and a range of local shops with post office also. A leisure centre is located in the village along with schools for all ages. The market town of Diss is approximately 13 miles to the south of Tharston and hosts a Friday open air market along with a popular antique auction house. The mainline train station in Diss takes you into London Liverpool Street.

How Far Is It To?

The city of Norwich is approximately 12 miles distant with a wide range of retailers, from national brands to independent boutiques and shops, restaurants, bars, cafes and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the City centre and compliment the historically important cathedral. There is a main line railway station to London Liverpool Street and Cambridge and to the outskirts, an international airport. The market town of Wymondham is approximately 9 miles.

Directions

Take the A140 out of Norwich heading south. Continue through Tasburgh and at the next roundabout, take the 2nd exit to stay on the Norwich Road/A140. Continue into Long Stratton and turn right onto Swan Lane and then left onto Chequers Road. The Meadows will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Heating, Mains Water, Drainage via Water Treatment Plant

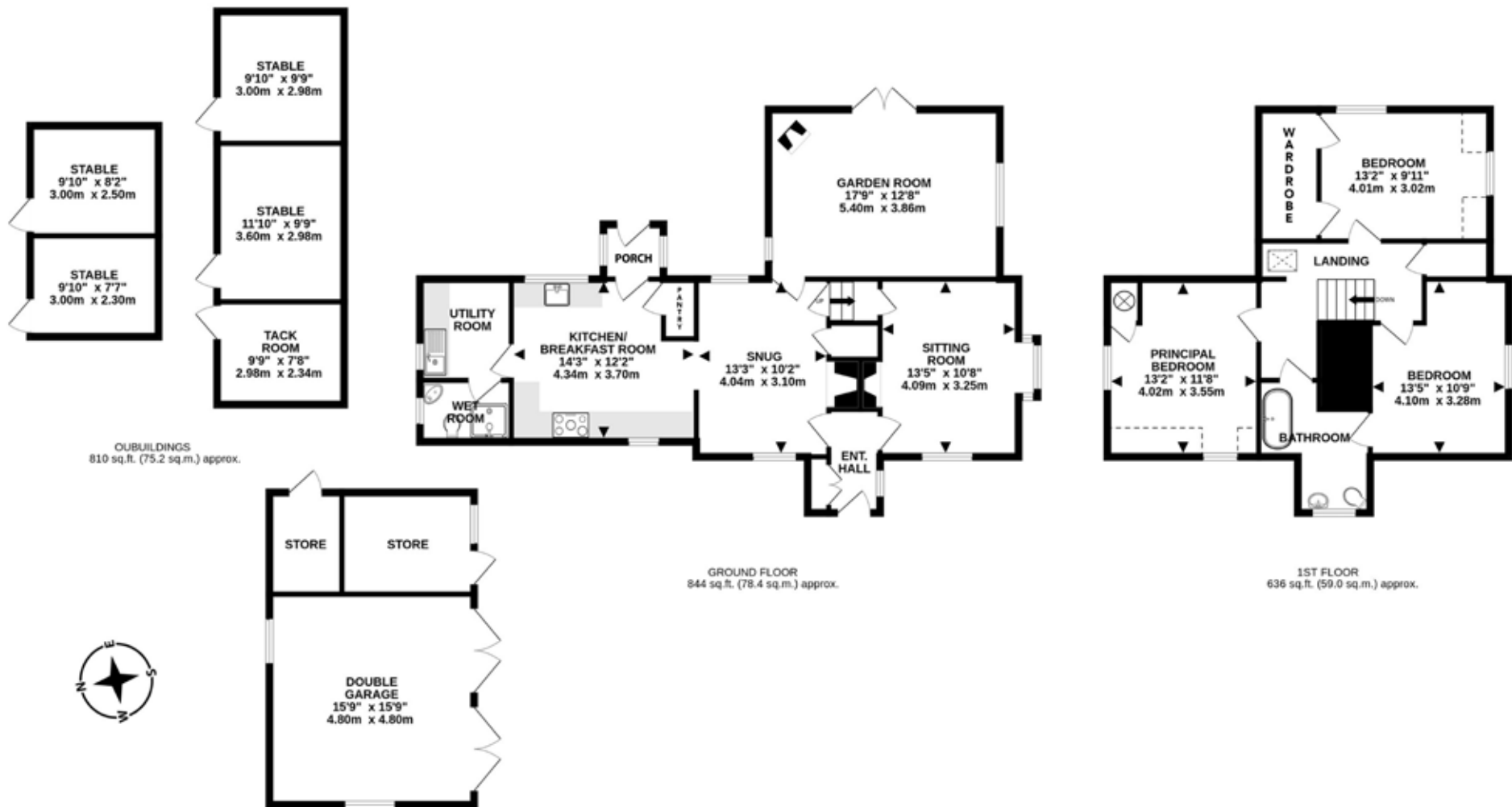
Broadband Available - vendor uses Plus Net

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

South Norfolk District Council - Council Tax Band E

Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1480 sq.ft. (137.5 sq.m.) approx.
 TOTAL FLOOR AREA : 2290 sq.ft. (212.7 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 Made with Metropix ©2024

NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM

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