



Woodside  
24 Newgate | Kirby Cane | Norfolk | NR35 2PP

FINE & COUNTRY

# WOODLAND WONDER



“In that oh so desirable edge of village location, towards the end of a no through road backing on to woodland, this home is very accessible but feels wonderfully secluded.

You’ll see birds and wildlife aplenty here, yet you can walk to the shop, school, village hall and restaurant, so you really do have the best of both worlds.

A much-loved home that’s been continually updated and also offers cottage character, this is a place you must see.”



# KEY FEATURES

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- An immaculately Presented and Extended Detached Cottage
- Located in a Peaceful Area in the Popular Village of Kirby Cane
- Situated in a Large Plot measuring around 0.3 of an acre (stms)
- Three Bedrooms; Family Bathroom and Downstairs Shower Room
- The Principal Bedroom benefits from a Dressing Room
- Large Kitchen/Breakfast Room leading to a Spacious Conservatory
- Two Reception Rooms; Separate Utility Room
- The Established Gardens include an Outstanding Garden Studio currently used as a Games Room
- Ample Off Road Parking for Several Vehicles
- Garage and Workshop
- The Accommodation extends to 1,628sq.ft
- Energy Rating: E

A delightful character cottage that's been extended several times, this appealing property combines period charm with ample space. It's lovely and secluded and incredibly private but it's also well positioned with neighbours around and the village on the doorstep. This is a home that effortlessly adapts to every need and can rise to every occasion.

## A Home With Heart

Built in the mid 1800s, the cottage was extended in the 1920s and again by the current owners, who have been here for well over 30 years. They had seen the house on the market previously and had liked it, so when it became available again, they decided to snap it up – and have been here ever since. They love the period features, such as the original floorboards in one of the bedrooms, and have enhanced these by fitting a beautiful classic kitchen and by choosing bathrooms that are stylish and contemporary with a nod to the age of the house. It's proved to be a great place for celebrations and entertaining, with the owners often gathering family and friends here. A happy home indeed, it's been much loved by the owners since they first came here.

## Come On In...

As soon as you open the front door, the entrance hall makes an excellent first impression, being bright and spacious, warm with the tones of the wood of the stairs, doors and beams. To one side you have the dining room, which would also make an excellent playroom, snug or study, with the main sitting room beyond. This is a lovely room with a bay window and a pamment-tiled fireplace where the owners have fitted an electric stove that has the cosy feel of a log burner without any of the effort or maintenance.





# KEY FEATURES

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At the other end of the house is the heart of the home – a magnificent kitchen dining room with bifold doors to a conservatory and space for both seating and dining. You can open this whole area up, and in summer, with two sets of French doors open to the patio, it's a wonderful place for hosting a group. Upstairs, the master bedroom is an excellent size and has a generous dressing area too. There are two other bedrooms up here, as well as a family bathroom with a beautiful rolltop bath.

## Quiet With Community

Outside, the property benefits from a garage and a detached garden studio, which the owners use for entertaining. In fact, they sit outside the studio most evenings throughout the year, relaxing under the stars. From here they've seen so much wildlife, such as woodpeckers, deer and more, with the wildlife pond attracting even more diversity. They've even seen a sparrowhawk taking a dip in the bird bath. You're totally private sitting out here and the woodland behind the south-facing garden shelters you from the wind. Although you feel as though you're in the middle of nowhere, you have neighbours along this no-through road and you can stroll into the village in just a moment. There's a school, shop with Post Office, and a highly-regarded restaurant. The village hall hosts lots of regular groups and gatherings, including an art group, fitness classes and groups for pre-schoolers, so it's easy to get to know people and put down roots in the community if you're new to the area.

































# INFORMATION

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## On The Doorstep

Kirby Cane is located to the south of Norwich providing a fine rural feel whilst local amenities are close by. Just off the A143 and approx. 4 miles from Bungay and 4.5 miles from the popular market town of Beccles where you will find a great selection of independent shops and amenities.

## How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich. At the McDonalds roundabout, go straight across on to the road to Norwich. At the next roundabout (approx. half a mile) turn left towards Bungay. After approx. one mile take the left turn into Church Road and turn left into Newgate (immediately before the village shop/PO). Follow this road until you reach the private drive on the right and the property will be found at the end of the drive in front of you.

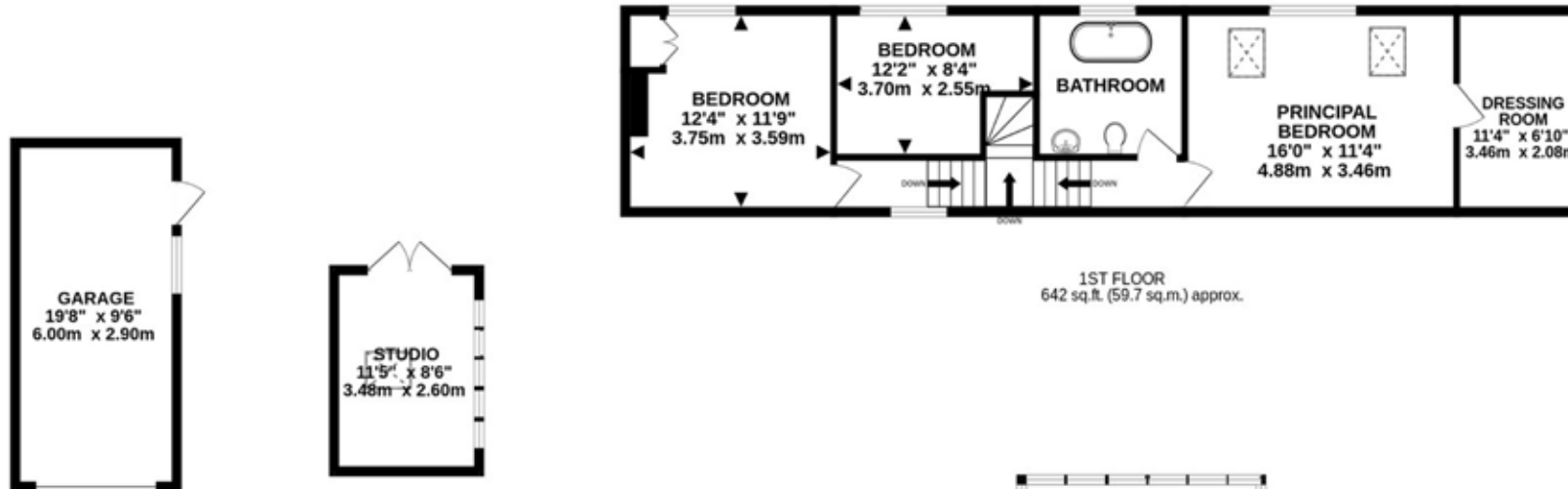
## What Three Words Location

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... [chucked.runways.curving](https://www.threewords.com/)

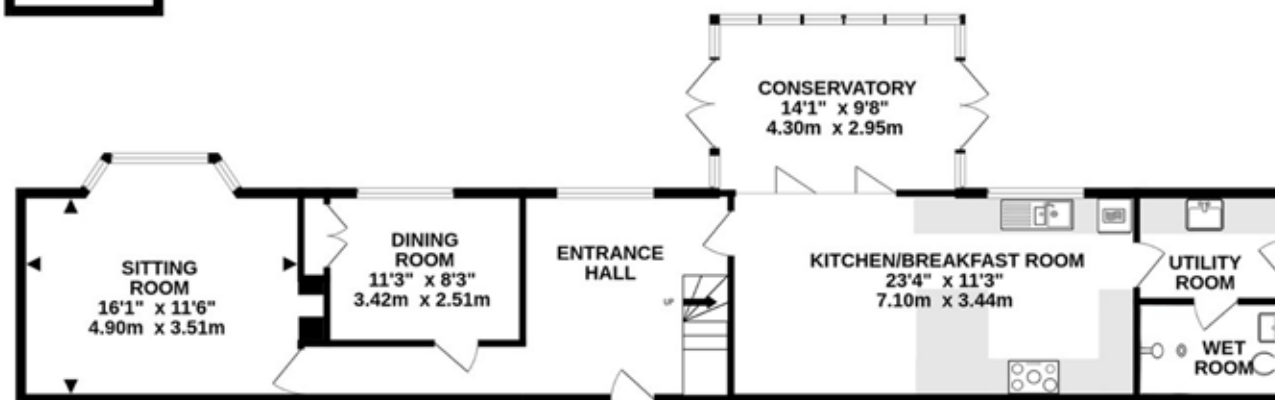
## Services, District Council and Tenure

LPG Heating, Mains Water, Mains Drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](https://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)  
South Norfolk District Council - Council Tax Band C  
Freehold





**OUTBUILDINGS**  
285 sq.ft. (26.5 sq.m.) approx.



**FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1628 sq.ft. (151.2 sq.m.) approx.**  
**TOTAL FLOOR AREA : 1913 sq.ft. (177.7 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F	42	
(21-38)	G		
Not energy efficient - highest running costs			97

England & Wales  
EU Directive 2002/91/EC  
www.epec.co.uk

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

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