



4 Church Street, Horsham St. Faith

OIRO £300,000 Freehold

Introducing this charming 3-bedroom terraced cottage, steeped in history and character, dating back to circa 1600. Nestled in a picturesque setting, this enchanting Grade 2 listed property boasts a harmonious blend of original features and modern comforts, providing a unique living experience.

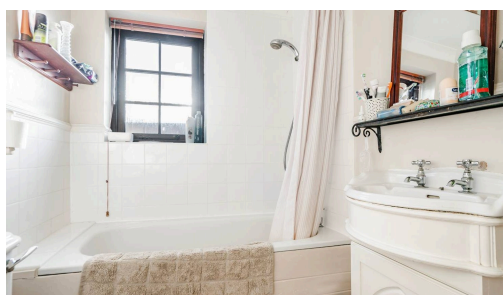
Location

Situated in the heart of the charming village of Horsham St. Faith, Church Street offers a picturesque and tranquil setting just a short drive from the bustling city of Norwich. This delightful location combines rural serenity with excellent accessibility, boasting a strong community feel and local amenities, including a well-regarded pub, a village hall, and a convenient shop. The property is a stone's throw away from the historic St. Mary and St. Andrew's Church, adding a touch of heritage to its surroundings. For nature enthusiasts, nearby walking trails and green spaces provide the perfect escape, while families will appreciate the area's proximity to reputable schools. With excellent road links and Norwich International Airport just minutes away, this location balances countryside charm with modern convenience.



Church Street

Enter the home through the porch and step into the inviting lounge/dining room, adorned with an open fireplace, traditional windows to the front, and a versatile space ideal for a home office or intimate dining area. The lounge further impresses with a quaint cove offering additional storage, enhancing the practicality of the space.



Meandering through the property, discover a well-equipped kitchen where a door opens to the rear garden, seamlessly connecting indoor and outdoor living. The ground floor is completed with a three-piece family bathroom.

Ascend to the first floor, where two generously sized bedrooms await, complemented by convenient storage facilities on the landing. Journey upwards to the top floor, unveiling the third bedroom adorned with an ensuite bathroom and closet space. Two Velux windows flood the room with natural light, creating an inviting ambience that is both serene and cosy.

This property spans across three storeys, emphasising spaciousness and flexibility. In addition to the main residence, a separate outbuilding, currently utilised as an office, provides an ideal space for remote working or creative endeavours.

Outside, an enclosed, well-sized garden offers a private sanctuary, brimming with potential for outdoor relaxation and entertaining. Off-road parking is made convenient with a driveway and garage, ensuring practicality for modern-day living.

Agents Notes

We understand this property will be sold fly freehold, connected to all main services.

Ristrictive covenants - grade 2 listed at front

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



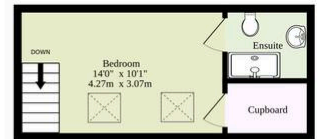
Ground Floor
424 sq.ft. (39.4 sq.m.) approx.



1st Floor
263 sq.ft. (24.4 sq.m.) approx.



2nd Floor
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 869sq.ft. (80.7 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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