



Church Cottage
Low Street | Crownthorpe | Norfolk | NR18 9EU

JEWEL IN THE CROWN



“Open fields stretching before you in every direction, with wrap around gardens teeming with wildlife you couldn’t ask for a better location than this.

With a wonderful rural feel, it’s hard to believe, but this property is just a few minutes from the centre of Wymondham and a couple of miles from the A11, so you can enjoy peace and privacy without compromising on convenience.”



KEY FEATURES

- A Detached Barn Style Residence situated in Rural Surroundings in the Village of Crownthorpe
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen with Separate Utility and WC
- Open Plan Sitting and Dining Room with Double Sided Wood Burner
- Garden Room with Access to the Patio and Gardens
- The Property benefits from Underfloor Heating Throughout
- Wrap Around Gardens of 0.51 acres with Wonderful Field Views contain a Summerhouse and Shed
- Double Cart Lodge and Gated Gravel Driveway provides Plenty of Parking
- The Accommodation extends to 2,468sq.ft
- Energy Rating: B

A gorgeous barn-style residence, this home sits very comfortably in its rural surroundings. You get the best of both worlds here, with town and country on the doorstep, but you also get the character of a barn with the ease of a contemporary home. Architect designed and beautifully finished, the house has been further upgraded in recent years, so there's no work to do and you can enjoy all that this impressive property has to offer, right from day one.

Right At Home

Where once stood a cottage, today there's an attractive brick and timber barn style property. Architect designed and built over a number of years, the house was completed in 2010. It offers all the charm and character of a barn conversion, as well as the magnificent proportions, with an open feel to the living space with solid oak flooring, as well as more intimate areas. The vaulted ceilings and green oak timbers are beautiful and the central chimney breast with double fronted wood burner adds a cosy feel. During their time here, the current owners have fitted a new kitchen, replaced the oil boiler with an air source heat pump, significantly enlarged the patio which has beautiful porcelain tiles, and have upgraded some of the finishing touches putting their own stamp on what was already a very impressive place.





KEY FEATURES

A Welcoming Home

Superb for social occasions and family gatherings, this is a place where you're sure to make plenty of happy memories. The central part of the barn contains the sitting room, dining room and kitchen, one flowing into another, so you have room to host a crowd. The owners had a 12-seater table in here and loved gathering their children and grandchildren for celebrations. Christmas here is always special, and in summer the sunlight pours in through the openings on all four sides of this fabulous room. Standing in the kitchen you can see right down through the windows of the sitting room. Wherever you look, you'll see the gardens wrapping around and open countryside beyond. And if you want to tuck yourself away in a quiet corner, there's a further reception in the form of a lovely, triple-aspect garden room. All four bedrooms are doubles, and the owners have had king size beds in every one. The principal bedroom has built in storage, a generous en-suite bathroom with a separate shower, plus double doors to the east, so you can sit outside with your morning cuppa and start the day the right way.

Perfectly Positioned

Outside, there's plenty of parking on the drive, then the garden wraps around the whole house and includes a summerhouse and a large patio where you can dine alfresco or host barbecues. Sitting out here you feel as though you're in the middle of nowhere, with only the abundant and varied wildlife to keep you company. You can see open fields and the pretty Norman church and nobody can see you – which is perfect! Some of the owners' favourite memories of their time here are the barbeque parties they held with family, with plenty of garden space for everyone to mingle, drink and dance throughout the afternoon and evening. Once here, you won't want to leave, but when you can tear yourself away, you'll find this a very convenient location. It's just a three-minute drive to the centre of Wymondham, with a Waitrose supermarket, a train station and many other amenities, or a five-minute drive to the A11, which is ideal if you travel regularly. Norwich is also close by – you really couldn't ask for a better place to be.









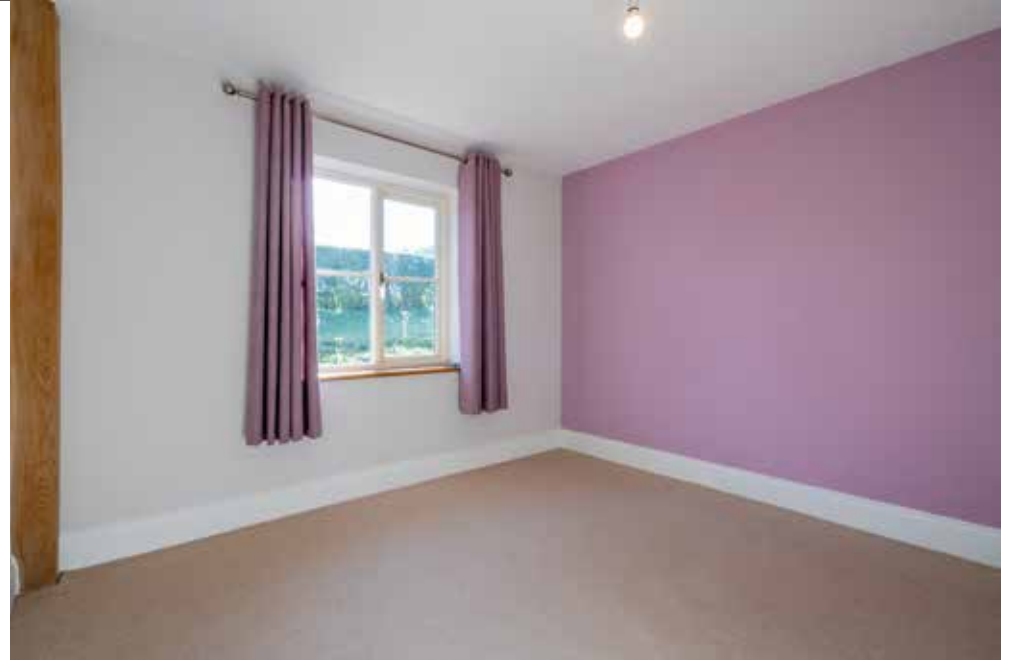




















INFORMATION



On The Doorstep

Situated in the village of Crownthorpe near Wicklewood, Church Cottage enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

How Far Is It To?

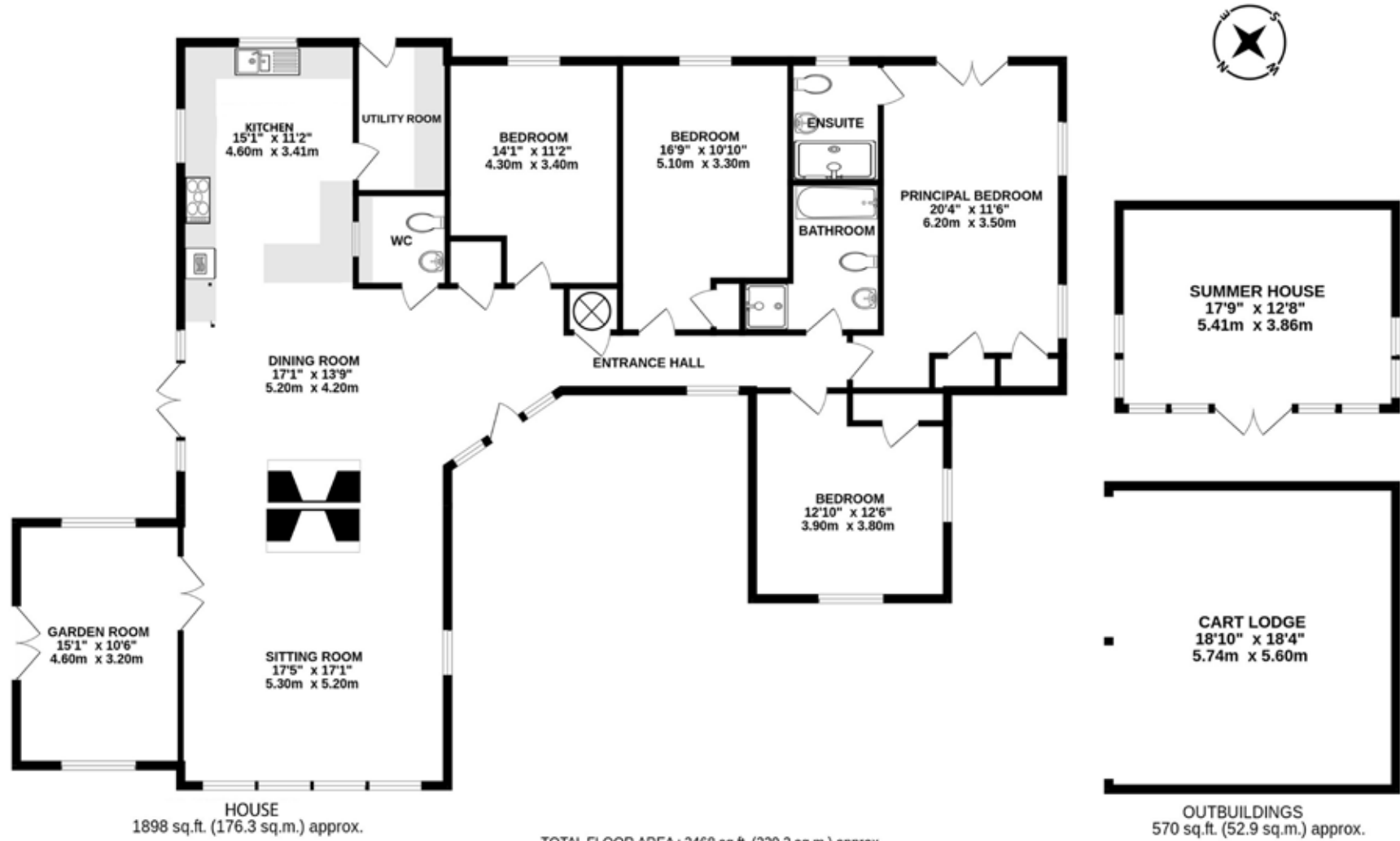
Wicklewood is situated approximately 11.5 miles south west of the cathedral city of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 7.5 miles south west of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave Norwich on the A11 Newmarket Road, take the first major exit signposted B1135 to Wymondham. Continue along the B1135 and prior to reaching the hamlet of Kimberley turn left into Low Street, Crownthorpe signposted Crownthorpe Church whereby Church Cottage is the first property to be found on your left hand side.

Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating
Mains Water, Private Drainage via Treatment Plant
Full Fibre Broadband to the Premises - vendor uses TalkTalk
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Tax Band F
Freehold



TOTAL FLOOR AREA : 2468 sq.ft. (229.2 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
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 100 |
| (94-101) | A | | |
| (81-93) | B | | |
| (69-80) | C | 81 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc.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.



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