



Blacksmiths Cottage
The Street | Lamas | Norfolk | NR10 5AF

FINE & COUNTRY

FORGING YOUR FUTURE



"A beautiful period cottage, once a blacksmith's forge, sitting in the heart of a charming village, this is a home that offers all the benefits of life in the countryside coupled with easy access to amenities.

A spacious home with a south-facing garden, it's perfect for a couple or family and a lovely place to put down roots and enjoy a new chapter of life."



KEY FEATURES

- A Beautiful Period Cottage in the Pretty Village of Lamas
- Flexible Ground Floor Layout providing Bedrooms or Reception Rooms
- Five Bedrooms - Two of which are on the Ground Floor
- First Floor Family Bathroom and an En Suite
- Kitchen and Ground Floor Shower Room
- Sitting Room plus a Garden Room
- Low Maintenance South Facing Rear Garden with Large Patio
- Double Garage and Brick Weave Area for Parking
- The Accommodation extends to 1,993sq.ft
- Energy Rating: E

Beautifully and sympathetically extended, you get the open flow of a modern property with clearly defined spaces and beautifully light, well-proportioned rooms. The cottage is enormously flexible too and would suit a variety of lifestyles. The location is superb, in a country village between the coast and the Broads and close to market towns, as well as being within easy reach of Norwich. What more could you ask for?

Past, Present And Future

Part of the village's history, this property was originally a blacksmith's forge, so would have been well-known and well-used by the locals. The current owner has lived in the area for decades and remembers it being a forge when she was younger! It was converted into a home during the 1980s and was at first a single storey house, with later occupants extending upwards to create the generously proportioned property that stands here today. With bedrooms and bathrooms spread over two floors, spacious receptions offering versatility and a comfortable flow between the rooms, it's a home that works incredibly well for modern lifestyles but still retains the charming atmosphere of an older property. It also has solar panels with a generous feed-in tariff, so it's well set for the future too.

Cosy And Comfortable

The main sitting room has a feature fireplace adding character, and the room is wonderfully spacious and perfect for family movie nights, social occasions and relaxation. It's part open to a pretty garden room that runs along the rear of the ground floor, with large windows and double doors to the south, filling the house with light. The kitchen sits right in the centre of the ground floor, part open to the garden room, so you have a very comfortable flow between the main living areas and plenty of room for entertaining.





KEY FEATURES

There are a further two rooms on the ground floor, one of which has doors to the garden, as well as a shower room. These can be used as reception rooms, bedrooms, a study or home office, guest accommodation, hobby space or whatever it is you're after. It also means you can live entirely on the ground floor, so the house is ideal for anyone with limited mobility. Upstairs, the principal bedroom is most impressive, running the full length of the house and having built in storage and a lovely large en-suite with a bath and separate shower. The second bedroom has an en-suite shower room, while the third is currently set up as a study but could easily be returned to use as a double bedroom.

Coast And Countryside

A south-facing garden is always a joy and it's very easy to imagine yourself soaking up the sun, firing up the barbecue or watching your children or grandchildren playing out here. If you've got green fingers, you have space to indulge your passion, but if you prefer a lower maintenance garden, you'll be pleased to know this is very easy to care for. You're in the village, close to walks and to the river, as well as neighbouring Buxton, where you'll find a primary school, fish and chip shop, park and more. When you need to get out and about, you'll find you're very well connected, with Aylsham, Cromer, North Walsham, Coltishall, Norwich and more within easy reach. From paddleboarding and pizza on the Broads to a day at the beach with a dip in the sea, it's all on the doorstep here.

























INFORMATION



On The Doorstep

The village of Lamas falls within the civil parish of Buxton with Lamas and Buxton has a small range of amenities including a school, post office, shop and two public houses. Nearby are the two market towns of Aylsham and North Walsham both of which have a larger range of amenities including high schools, high street shops and supermarkets as well as surgeries and banks.

How Far Is It To?

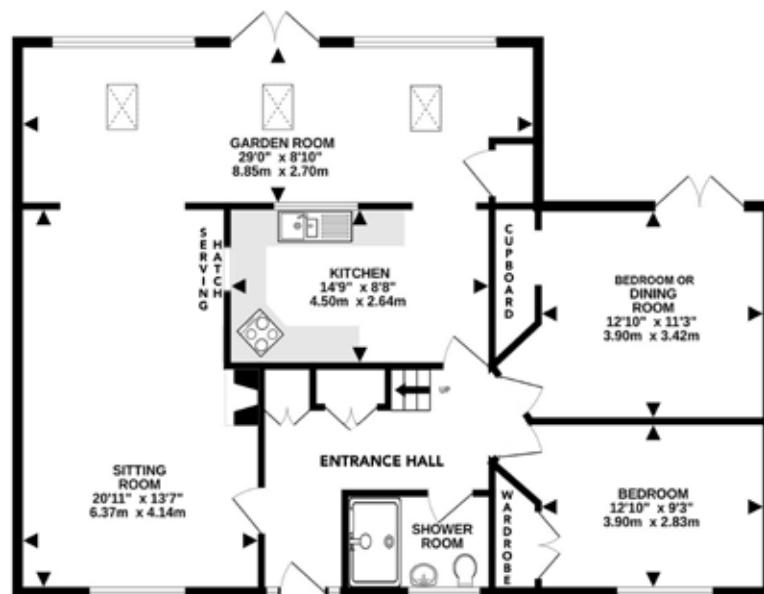
Lamas is situated approximately 8 miles north east of Norwich within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the southwest and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

Directions

Leave Norwich on the A140 Cromer Road in the direction of Aylsham and Cromer. Turn right onto Waterloo Road, signposted Wroxham and Hainford. Turn left onto Old Cromer Road and then left again onto Coltishall Road. Enter the village of Buxton with Lamas and turn right onto Mill Street. Continue onto The Street and the property will be found further along, on the right hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Feed-In Tariff Solar Panels contracted until 2037 returning around £2000 Annually
Fibre to Cabinet Broadband Available
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold



GROUND FLOOR
1125 sq.ft. (104.6 sq.m.) approx.

FLOOR AREA (EXCLUDING GARAGE) : 1993 sq.ft. (185.1 sq.m.) approx.
TOTAL FLOOR AREA : 2436 sq.ft. (226.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(A+)	A		
(B+)	B		
(B)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Least energy efficient - highest running costs.			
		51	74
EU Directive 2002/91/EC			
www.hpcsl.com			



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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

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fineandcountry.com™