



Ipswich Road, Long Stratton - NR15 2XB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ipswich Road

Long Stratton, Norwich

NO CHAIN. This exceptional Grade II Listed CHARACTER COTTAGE presents a rare opportunity to acquire a UNIQUE HOME on the historic Old Ipswich Road - now set back from the main A140. Set within a generous plot of approximately 0.72 ACRES (stms), the main cottage boasts around 2,033 Sq. ft (stms) of beautifully presented accommodation. The interior is FULL of PERIOD CHARM, featuring up to FOUR VERSATILE RECEPTION ROOMS that can be tailored to suit a variety of lifestyles - ideally as a SITTING ROOM, DINING ROOM, STUDY and FAMILY ROOM. Ground floor BEDROOM accommodation is also an option! The KITCHEN sits under a PART VAULTED CEILING with a LARGE WALK-IN CUPBOARD, UTILITY ROOM and W.C. THREE FIRST FLOOR BEDROOMS can be found upstairs, with a FAMILY BATHROOM including a SHOWER. The cottage retains many original features, blending seamlessly with modern conveniences for comfortable living. EXTENSIVE OUTBUILDINGS including a substantial barn of over 1,110 Sq. ft (stms), offer an abundance of flexible space suitable for a variety of uses such as a home office, studio, or workshop, alongside a GARAGE and



CAR PORT. Stepping outside, the property's GARDENS are predominantly laid to lawn, providing a blank canvas for landscaping and outdoor entertaining. Mature hedging and established shrubbery line the borders, ensuring privacy and a tranquil setting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Grade II Listed Character Cottage with Extensive Outbuildings
- Located on the Old Ipswich Road
- Approx 0.72 Acre Plot (stms)
- Approx. 2033 Sq. ft (stms) to the Main Cottage
- Over 1110 Sq. ft (stms) within the Barn, with potential for full conversion Subject To Planning
- Up to Four Reception Rooms
- 3/4 Bedrooms

Situated in Long Stratton, a South Norfolk village, where there is an extensive range of everyday shopping amenities and local bus and road links. Schooling can be found close by, with a fully equipped gym and a range of keep fit classes, doctors surgery, post office, dentist and veterinary practice. The A140 leads to both Norwich and Diss, with both offering a main line railway station serving London Liverpool Street.



SETTING THE SCENE

Set back from the road and screened behind high level hedging, A sweeping shingle driveway offers off road parking and turning space, with access leading to the main cottage, garage, carport and barn/home office building.

THE GRAND TOUR

Once inside the hall entrance offers the ideal meet and greet space with tiled flooring underfoot and a built-in storage cupboard with vertical timber beams giving a hint of the main living space and kitchen accommodation beyond. A front lobby area offers room for potential storage with a door leading to a ground floor W.C - finished with a two piece suite and tiled splash-backs. The kitchen sits under a part vaulted ceiling, with an L-shaped arrangement on wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven. Space is provided for a dishwasher and fridge freezer, with tiled flooring underfoot, window and French doors leading to rear, ample space for a breakfast table, and a large walk-in cupboard. Within the utility room, work surface conceals the floor standing oil fired central heating boiler, whilst offering space for laundry appliances with wall mounted cupboards and a stable door leading out to the rear garden. The dining room sits adjacent with fitted carpet underfoot and a feature fireplace including a cast iron wood burner with a pamment tiled hearth along with a further range of exposed timber beams and two front facing windows. A door leads off to the snug/family room whilst an opening takes you to the sitting room which enjoys garden views beyond, with full height windows and French doors leading out to the garden. Fitted carpet flows underfoot with further double doors taking you to an ideal study space. Flooded with natural light, windows face to the side and rear, with French doors leading out to the garden.

An inner hallway leads from the dining room with stairs to the first floor landing and a built-in storage cupboard below, with a door taking to the snug/family room which includes a feature exposed brick fireplace, dual aspect views to front and side, range of built-in storage and exposed timber beams.

Heading upstairs, the carpeted landing includes a range of exposed timber beams and rear facing velux windows, with doors taking you to the three bedrooms. Each of the bedrooms offer different character features with one including stripped wood flooring underfoot and a range of built-in storage. The larger bedroom includes a part vaulted ceiling with triple aspect views and fitted carpet, with the last bedroom including a feature fireplace and exposed timber beams. The family bathroom is a sizeable room with a four piece suite including a freestanding rolled top bath, along a walk-in multi jet rainfall shower cubicle with wood flooring and exposed timber beams.

FIND US

Postcode : NR15 2XB

What3Words : ///caressing.bronzes.nails

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is located close to a commercial property at the rear.



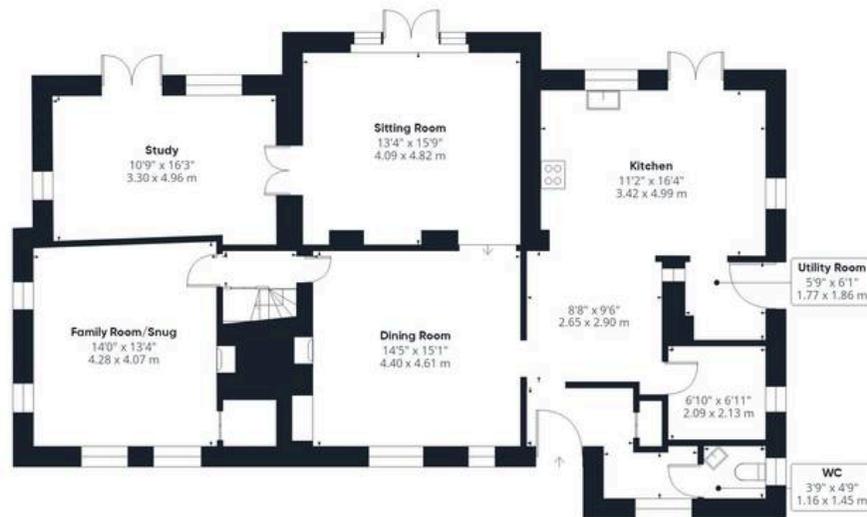




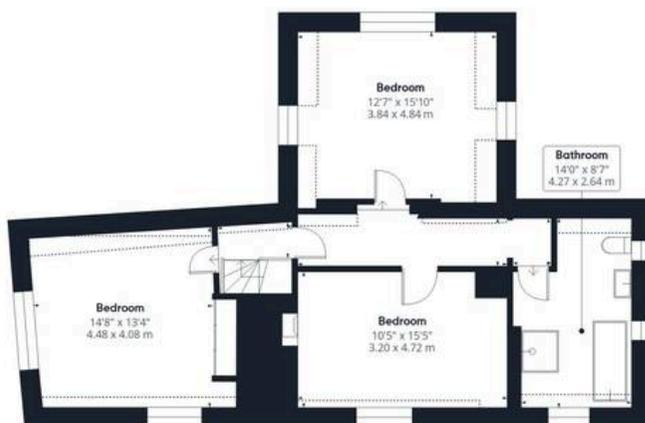
THE GREAT OUTDOORS

Heading outside, the gardens are predominately laid to lawn, ready for landscaping, with a wide variety of mature hedging and shrubbery to the borders. A patio seating area leads out from the kitchen, with the garage and carport situated off the driveway. The carport is open fronted with the garage including double doors to front. The barn/home office forms part of a detached building with a variety of rooms and storage spaces ready for occupation. The ground floor offers three key rooms with an inner hallway where stairs rise to the top floor, with the top floor including three rooms which interconnect with a variety of exposed timber beams.

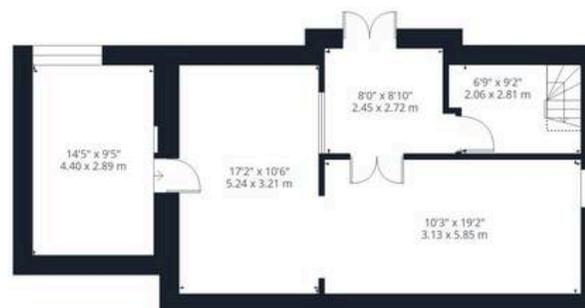




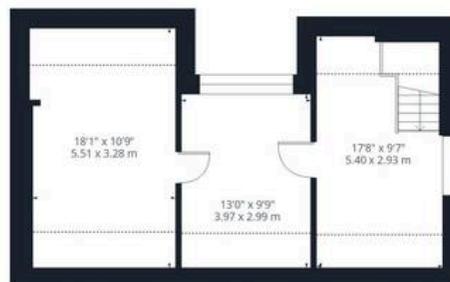
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3143 ft²
 291.9 m²

Reduced headroom

215 ft²
 20 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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