



Wolferd Green, Shotesham All Saints - NR15 1YU



## Wolferd Green

Shotesham All Saints, Norwich

This magnificent GRADE II LISTED SEMI-DETACHED RESIDENCE dates back to the 1680's, offering close to 2,500 SQ. FT (stms) of beautifully presented accommodation, seamlessly BLENDING PERIOD CHARM with modern comfort. Occupying a 0.24 ACRE PLOT, once inside, you are greeted by a welcoming entrance hall leading to TWO CHARACTERFUL RECEPTION ROOMS, each boasting ORIGINAL FEATURE FIREPLACES and generous proportions, ideal for entertaining or relaxing in style. The FARMHOUSE STYLE KITCHEN is fitted with bespoke cabinetry and workspace, while a separate CLOAK/UTILITY ROOM provides practical convenience. The accommodation is thoughtfully arranged over four floors, with FOUR SPACIOUS BEDROOMS across the top two floors, each enjoying individual CHARACTER and NATURAL LIGHT. The FAMILY BATHROOM is tastefully appointed, featuring a SHOWER and traditional fixtures. Additional highlights include a USEFUL BASEMENT STORAGE area, perfect for wine, hobbies, or household essentials. Throughout the home, classic windows, EXPOSED BEAMS, and original flooring create a warm and inviting atmosphere, making this an exceptional period property with timeless appeal.



THE GREAT OUTDOORS is equally impressive, with extensive LAWNED GARDENS offering PANORAMIC FIELD VIEWS, providing a tranquil backdrop for al fresco dining, family gatherings, or simply enjoying the changing seasons. The gated driveway offers ample off-road parking and leads to an ADJOINING GARAGE for secure storage or workshop use.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Grade II Listed Semi-Detached Residence
- Close to 2500 Sq. ft (stms) of Accommodation
- Two Characterful Reception Rooms with Feature Fireplaces
- Cottage Style Kitchen & Separate Cloak/Utility Room
- Four Bedrooms Over Two Floors
- Family Bathroom with Shower
- Basement Storage
- Lawned Gardens with Panoramic Field Views

The village of Shotesham All Saints is set within a Conservation Area with a Site of Special Scientific Interest, with excellent walks and wildlife activities available. Boasting a Public House and Historic Church within the Village, a greater range of amenities can be found in the neighbouring villages, which include a Supermarket, Health Centre, Restaurants and Takeaways. Primary and High Schooling are available in Stoke Holy Cross, Poringland and Framingham Earl. Norwich City Centre is located approximately six miles away, with a vast array of amenities and transport links.



## SETTING THE SCENE

Occupying a rural village setting, the property is set back from the road and approached via a timber five bar gate opening up to a shingle driveway and lawned frontage. The gardens are fully open plan and include a variety of mature planting with a hard standing footpath taking you to the main entrance door, whilst the driveway sweeps around to the adjoining garage and rear gardens.

## THE GRAND TOUR

Heading inside, the hall entrance offers a brick tile floor creating a characterful entrance with stairs rising to the first floor landing and a window giving a hint of the gardens beyond. A door leads off to the main living space and to the adjacent kitchen. The kitchen offers a farmhouse style feel with a bespoke range of handcrafted units with an inset ceramic butler sink, original feature fireplace and space for an electric cooker and general white goods including a fridge freezer and dishwasher. Wood block flooring flows through the space with a window facing to front and rear. The main living space starts with the formal dining room, continue with brick tile flooring underfoot and a feature inglenook fireplace with an exposed timber beam and brickwork creating a focal point to the room. Exposed timber beams can be found above with a window facing to the rear offering natural light, and a door and steps taking you to the formal sitting room. Centred on a grand feature inglenook open fireplace, the formal sitting room offers stripped wood flooring underfoot, twin front and side facing windows, exposed timber beams and stairs leading down to the basement. The rear lobby leads from the dining room, with a door leading to the garden, complete with brick tile flooring underfoot and a further door taking you to the ground floor cloak/utility room. Finished with a white two piece suite with tiled splash-backs, brick tile flooring continues through the space, with work surface allowing space for a washing machine and tumble dryer. Heading downstairs, the basement is finished with a brick tile flooring and offers useful storage space.

Heading upstairs, the landing offers an attractive stripped wood flooring underfoot, with a split level landing leading to the bedrooms and family bathroom. As you approach the first floor, the first of the double bedroom sits to your left hand side, centred on a feature fireplace with stripped wood floor underfoot, front facing window and built-in double wardrobe. Sitting opposite, the family bathroom includes a three piece suite, with a mixer shower tap and thermostatically controlled shower with glazed shower screen over the bath, tiled splash-backs and rear facing window. A further double bedroom follows around the landing with stripped wood floor underfoot, rear facing window and built-in double wardrobe. The main bedroom sits to the front of the property finished in a similar style with twin front and side facing windows, stripped wood flooring and timber beams to the ceiling.

From the landing, a feature fireplace is tucked away to one side with a door concealing storage and stairs to the top floor. The top floor offers a further double bedroom sitting under a vaulted ceiling with exposed timber beams, with a front facing window and twin rear facing windows offering extra natural light, with stripped wood flooring underfoot.

## FIND US

Postcode : NR15 1YU

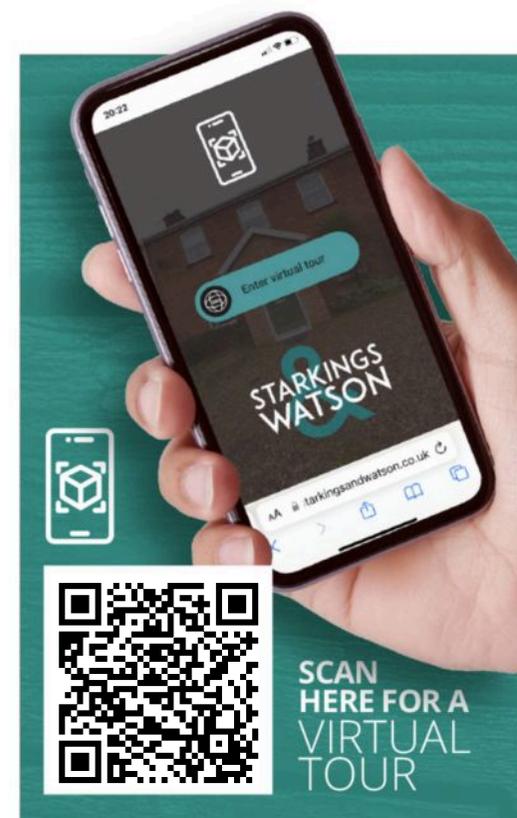
What3Words : ///cocktail.mango.equal

## VIRTUAL TOUR

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

## AGENTS NOTE

A gardening service is included with this let, ensuring all gardens and hedging are maintained. The property uses a septic tank. Pets are considered within the property, with a part furnished interior.



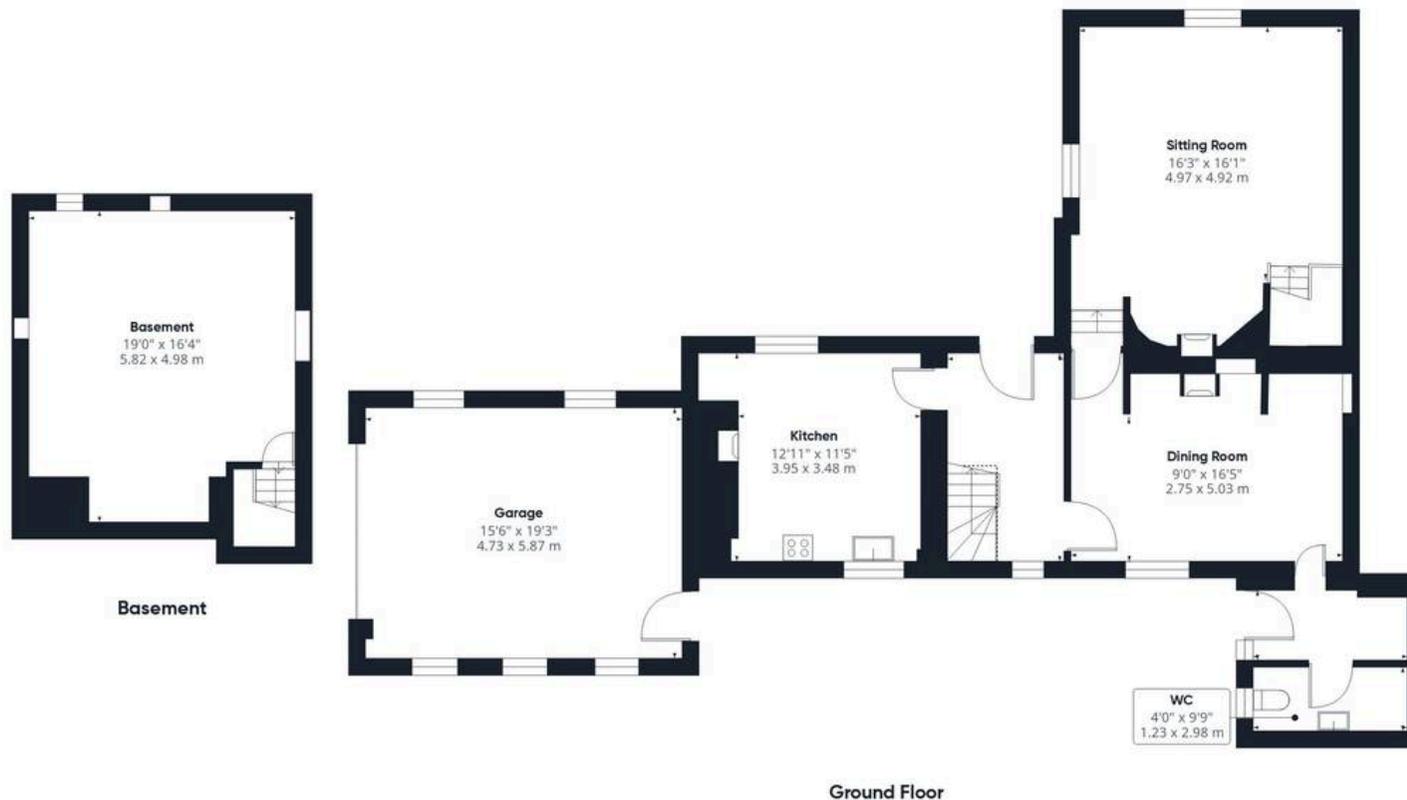




## THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within mature hedging, offering field views beyond the main central lawn and paved seating areas. Various planting and shrubbery can be found throughout the garden, with the oil tank sitting to one side and double doors taking you to the garage. The garage offers storage above power and lighting.





**Approximate total area<sup>(1)</sup>**

2499 ft<sup>2</sup>  
232.1 m<sup>2</sup>

**Reduced headroom**

154 ft<sup>2</sup>  
14.3 m<sup>2</sup>

(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.

**GIRAFFE360**



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