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Marsh Cottage & Marsh Barn
Norwich Road
Thwaite



A FANTASTIC OPPORTUNITY TO PURCHASE TWO THREE-BEDROOM DETACHED HOMES ON A STUNNING PLOT OF APPROXIMATELY 1.6 ACRES.

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Marsh Cottage & Marsh Barn, Norwich Road, Thwaite, Eye, IP23 7EL

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MARSH BARN

Utility Room

Wood effect flooring, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, space for tumble dryer, window to rear aspect.

Kitchen

Dual aspect windows, a range of base and eye level units providing storage, Rangemaster cooker with extractor above, ceramic drainer sink unit, tiled flooring, doors to under stairs storage cupboard and utility room.

Sitting Room

Dual aspect windows provide plenty of natural light, wooden flooring, wall mounted electric storage heater, brick-built inglenook fireplace with inset wood burning stove, stairs turn and rise to the first floor accommodation and doors to WC and conservatory.

WC

Low level WC, wash hand basin, tiled flooring, and window to side aspect.

Conservatory

A great addition to the home offering a generous dining space with fantastic views of the gardens.

Landing

Doors to all first-floor accommodation.

Bedroom

A carpeted room with a wall mounted electric storage heater, window to side aspect, door to walk in wardrobe, door to built in







storage and access to loft space.

Bedroom

A carpeted room with a wall mounted electric storage heater and Velux window.



Bedroom

A carpeted room with a wall mounted electric storage heater and window to side aspect.

Bathroom

Suite comprising:- low level WC, wash hand basin, walk in shower

cubicle and bath. window to side aspect.

External

Marsh Barn benefits from a generous wooden decked area measuring 16'8 x 12'8 ideal for outside dining/relaxing.



MARSH COTTAGE

Entrance Porch

Tiled flooring, window to side aspect and door to entrance hallway.

Entrance Hallway

Window to side aspect, stairs rise to first floor accommodation and doors to sitting room and kitchen.

Sitting Room

Window to front aspect, wall mounted radiator, feature wood burning stove, doors open to conservatory.

Conservatory

Offering fantastic gardens view, tiled flooring, door leading to garden.

Dining Room

Window to side aspect, wall mounted radiator, feature wood burning stove, doors leading to kitchen and garden.

Kitchen

Base level units providing storage, ceramic sink unit, Rayburn stove, tiled flooring, space for fridge freezer, door to utility room.

Utility Room

Tiled flooring, plumbing for washing machine, doors to garden and WC.

WC

Tiled flooring, window to side aspect, low level WC and wash hand basin.

Landing

An L-Shaped landing offering access to loft room, three first floor bedrooms and bathroom.





Bedroom

Dual aspect windows to rear and aspects, wall mounted radiator.

Bedroom

Dual aspect windows to front and side aspects, wall mounted radiator.



Bedroom

Window to side aspect, wall mounted radiator, built in storage cupboard. Staircase leading to loft room. Currently used for storage.

Bathroom,

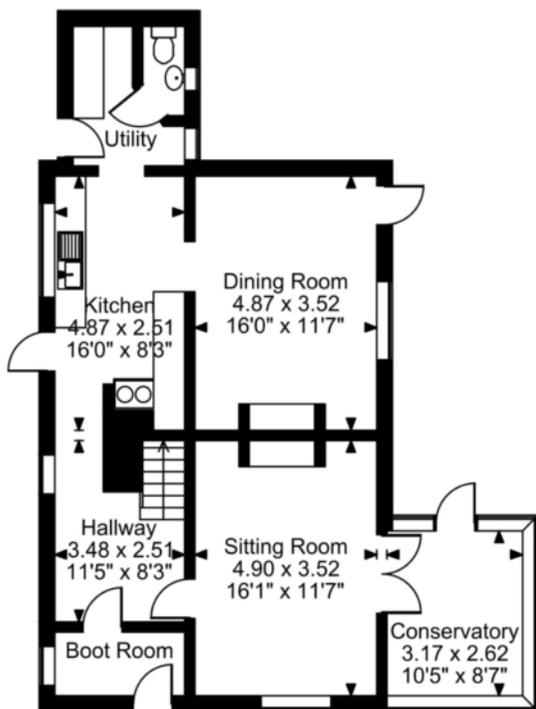
Suite comprising:- low level WC, wash hand basin, shower cubicle and bath. Tiled flooring, window to rear aspect and wall mounted radiator.

Loft Room

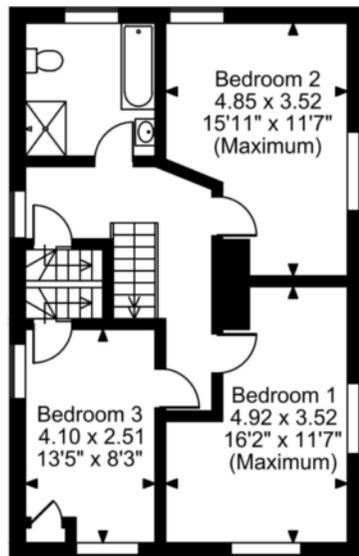
Currently utilised as a bedroom. Staircase accessed from the landing, a carpeted space with a window to side aspect.



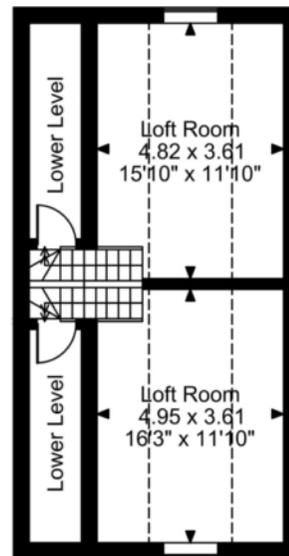
Marsh Cottage, Norwich Road, Thwaite, Eye



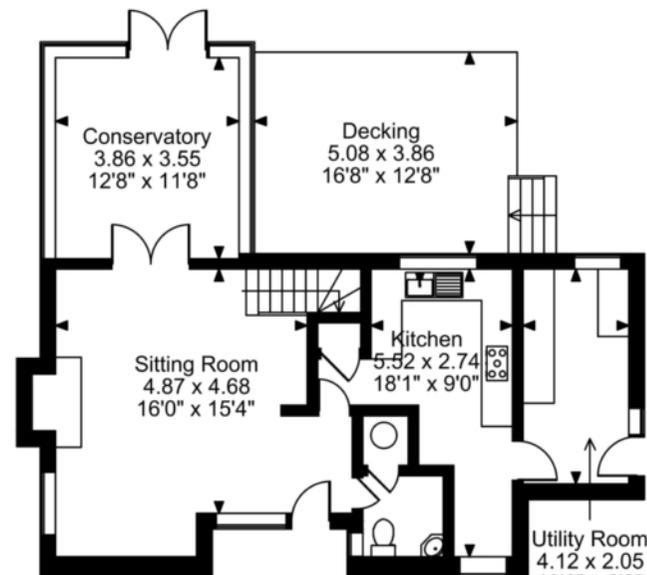
Ground Floor



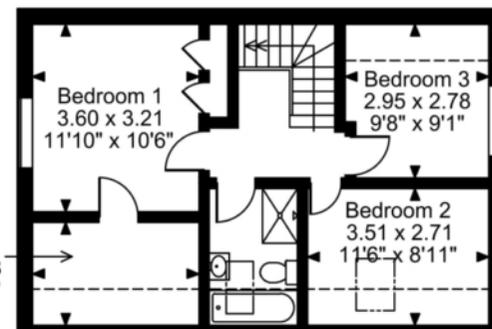
First Floor



Second Floor



Annexe Ground Floor



Annexe First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

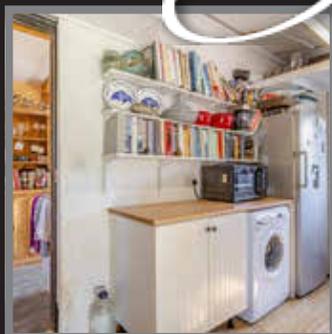
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Select

£690,000



External

A beautiful plot extending to 1.6 acres utilised as a mixture of formal gardens, vegetable plot and orchard including a variety of different trees including Handkerchief, Damsel, Green Gauge, Apple, Tulip and Pear. Additional benefits include a pizza oven, two children's playhouses, chicken run, pond, a polytunnel and a greenhouse. The cart lodge is currently used as a workshop, covered parking, and a gym space. There are two further art studios. Both of which have electricity and one has plumbing. These spaces offer a great deal of versatility and can be used in many ways.

A fantastic opportunity to purchase two three-bedroom detached homes on a stunning plot of approximately 1.6 acres. Perfect for families that wish to live together or anyone that wishes to utilise one of the properties as income streaming in the form of a rental or holiday let as both properties are on a joint title without restriction. The house dates from the mid 1800's and the accommodation extend to approximately 1600 square feet. The barn was purpose built in 2004 with accommodation extending to approximately 1200 square feet. With the configuration of the two properties, if a new purchaser wished to separate the dwellings this can be done simply (in accordance with the necessary permission) with both benefiting from generous gardens and outside space. There are numerous outbuildings offering a versatile feel which are currently utilised as a workshop, gym area and art studio. In 2008 the house was re-wired, re-plumbed for hot water and a new Rayburn added which acts as the source of heating. The properties benefit from an upgraded sewage treatment plant in June 2024 and the homes both benefit from water softeners and have separate electricity & council tax billing. To fully appreciate all that is on offer a viewing is highly recommended.

EPC Rating: F

Council Tax Band: E

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.