



High Green, Brooke - NR15 1JE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



High Green

Brooke, Norwich

NO CHAIN. This charming DETACHED COTTAGE with ANNEXE/HOME OFFICE options, presents a unique opportunity to enjoy RURAL LIVING in a picturesque village setting. Occupying a generous plot of approximately 0.35 ACRES (stms), the main COTTAGE extends to around 1,076 Sq. ft (stms) and is complemented by a versatile 182 Sq. ft (stms) annexe, ideal for use as a home office or guest accommodation. The cottage itself offers a WELCOMING and SPACIOUS LAYOUT, featuring a 21' SITTING ROOM with delightful views over OPEN FIELDS, study space, bright 16' GARDEN ROOM, and a well-appointed 16' KITCHEN/BREAKFAST ROOM complete with UTILITY SPACE. The ground floor also benefits from a FAMILY BATHROOM and a convenient W.C, while the first floor hosts TWO comfortable BEDROOMS, one of which enjoys the added luxury of an en suite W.C. CHARACTER FEATURES and an abundance of NATURAL LIGHT create a warm and inviting atmosphere throughout, making this a perfect home for those seeking both comfort and flexibility.



The GARDENS and outside spaces have been thoughtfully designed to enhance the TRANQUIL SETTING and provide a wonderful environment for relaxation and entertaining. The property is positioned to the corner of the plot, with the principal gardens laid to lawn and interspersed with a variety of MATURE PLANTING and TREES. A pathway leads to the DETACHED ANNEXE, which is accompanied by a useful storage area and a separate WORKSHOP, catering to a range of hobbies or work-from-home needs.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Detached Cottage & Annexe/Home Office
- Approx. 0.35 Acre Plot (stms)
- Approx. 1076 Sq. ft Cottage & 182 Sq. ft Annexe (stms)
- Rural Village Setting with Field Views
- 21' Sitting Room & 16' Garden Room
- 16' Kitchen/Breakfast Room with Utility Space
- Two Bedrooms, En Suite W.C & Ground Floor W.C & Family Bathroom



The property is located in Brooke which is a highly sought after village situated approximately eight miles South of Norwich. Within walking distance excellent local facilities including a regular bus service, primary school, farm shop, garage, popular walks and village hall can be found. The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities.

SETTING THE SCENE

The property sits towards the end of a private un-made road, with off road parking provided for several vehicles. A timber gate leads to a pathway where courtyard style seating can be found, with a well and views across the gardens.

THE GRAND TOUR

Accessed via a stable door and entering the property via the garden room, this ideal meet and greet space offers brick tiled flooring under foot, and views across the garden. Pamment tiled flooring flows under foot with a feature fire place, with the kitchen offering storage, with space for an electric cooker, fridge/freezer and washing machine. Views overlook the garden with ample space for a table. A door takes you to the sitting room, whilst a utility room offers further storage and space for appliances. A separate W.C and family bathroom lead off, with the bathroom including a shower and bath, with tiled walls and flooring. The main sitting room is centred on a feature exposed brick fireplace, with space for a wood burner. Brick tiled flooring flows underfoot, with triple aspect views including French doors to the garden, exposed timber beams and stairs to the first floor landing. A study is tucked to one corner, with shelving and a desk area.

Upstairs, exposed brick work can be found on the stairs, with two double bedrooms leading off, including eaves storage and built-in cupboards. The second bedroom includes an en suite W.C.

FIND US

Postcode : NR15 1JE

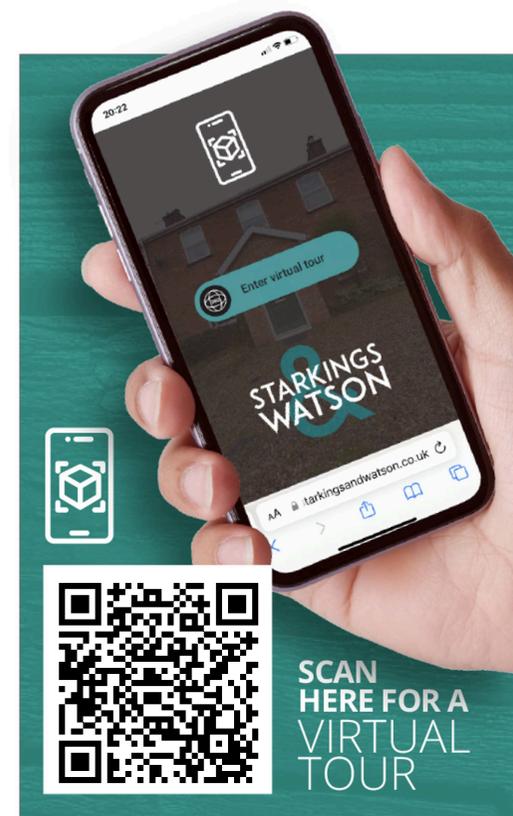
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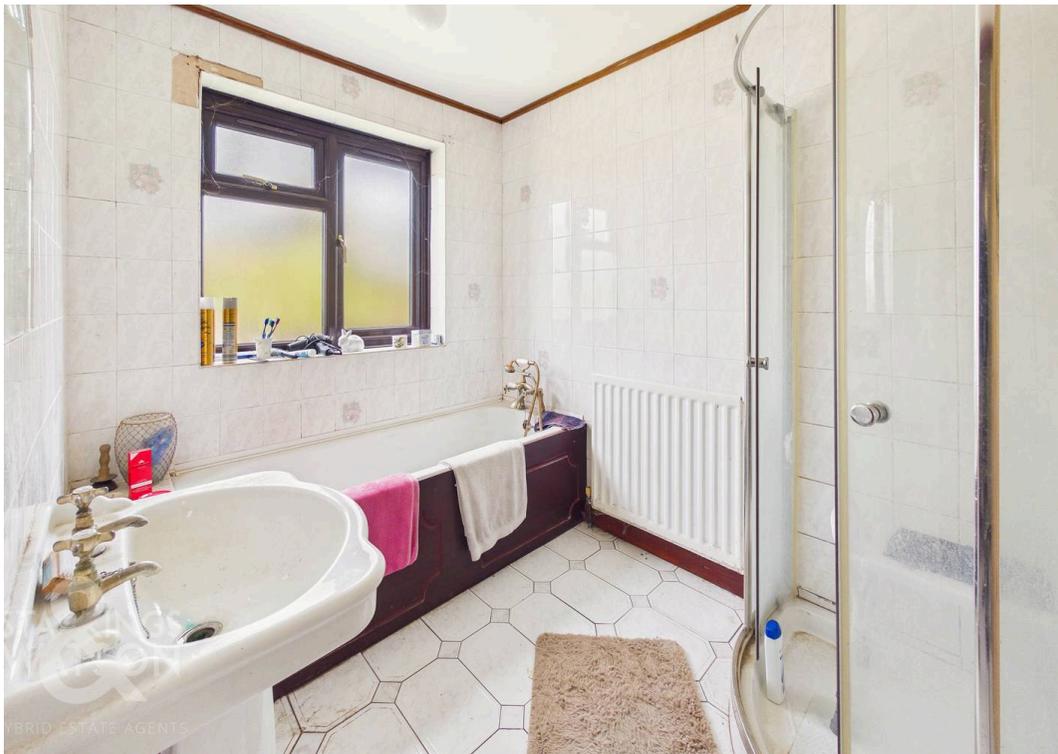
VIRTUAL TOUR

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

AGENTS NOTES

The property sits on a private un-made road, whilst sitting adjacent to a commercial premises. The land is held on two separate title deeds. The garden room suffered subsidence in recent years, and was fully repaired and replaced via the clients insurer. The wood burner is decorative only.







THE GREAT OUTDOORS

The property sits to the corner of the plot, with the main gardens laid to lawn. With various seating areas and planting around the cottage, off road parking can be found off the driveway. A pathway leads to the annexe/home office, with a storage area and workshop beyond. A well can be found within the gardens, along with a variety of planting and trees.

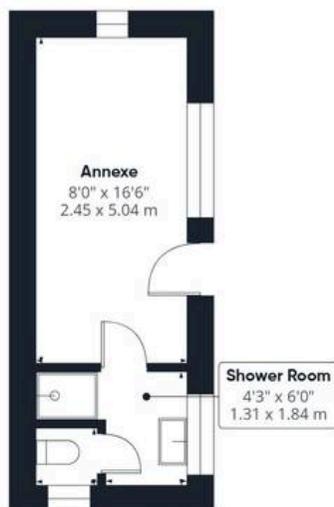




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1258 ft²

116.6 m²

Reduced headroom

48 ft²

4.5 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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