



OUTSIDE

The property is approached via a shingle driveway leading to Double two-car open carport and lawned gardens, flower and shrub beds with mature trees. 2 small ponds.

BRICK STUDIO/OFFICE 14'2" x 8'3". Wood burning stove to pamment hearth. Windows to sides and front. Exposed ceiling beams. With electric.

Lean-to Store shed.
Lean-to glass house.
Open front store housing oil tank.

EPC RATING G

AGENTS NOTE

Purchasers should be aware that Japanese Knotweed has been treated at the property and a 5 year management plan has been put in place between the vendors and the neighbour. Please contact the agent for further details.

AGENTS NOTE 2

Please note the property is in Ingworth and not Lutteringham as Sat Navs etc suggest.

VIEWING

Strictly by appointment with Arnolds Keys Aylsham on 01263 738444

DIRECTIONS

Proceed from Aylsham's town centre onto Red Lion Street, bear left onto the old Cromer Road, leave Aylsham and proceed into Ingworth village crossing over the river bridge. Take the first right hand turning by Church, proceed along this road and at the crossroads proceed straight across and the cottage is found along on the left hand side, set back from the cottage in front.

Alternative route from Aylsham - follow A140 Norwich to Cromer road towards Cromer. Approximately 3 miles after Aylsham, turn left at a crossroad (Sign indicates Banningham to right). Property will be found approximately 500 yards on right, behind a cottage.



Butts Common, Banningham Road, Ingworth | NR11 6LU

A charming quintessential country cottage, occupying a stunning location in North Norfolk. The cottage is of brick and flint construction, pantiled roof with decorative "crowstep" gables and a traditional open porch with benches and gabling.

The exact age of the property is unknown but pre-dates the 1839 Tithe map held at the Norfolk Records Office in Norwich.

The plot is secluded and adjacent to meadows and a small lake.

Guide Price £350,000

- Delightful detached brick and flint Cottage
- Three Bedrooms
- Two Reception Rooms
- Attractive gardens and location
- Viewing most strongly recommended

www.arnoldskeys.com | 01263 738444

aylsham@arnoldskeys.com
01263 738444

Aylsham 01263 738444
Cromer 01263 512026
Eaton 01603 506697
Holt 01263 713966

North Walsham 01692 402357
Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

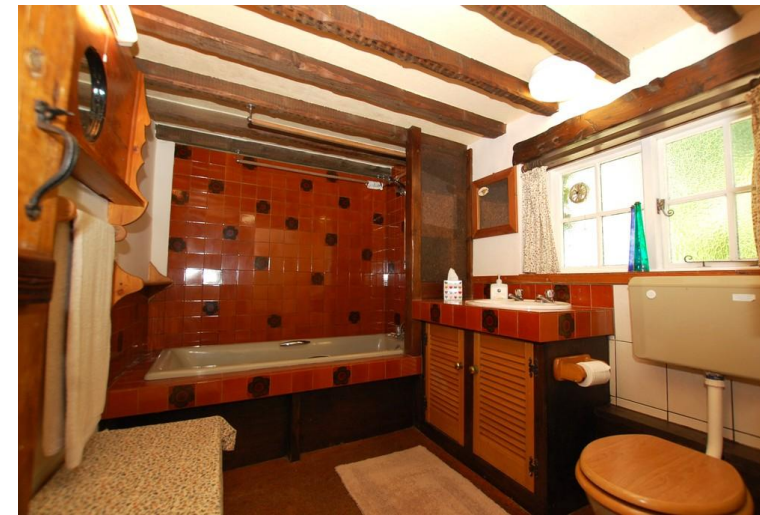


Property Description

An attractive detached brick and flint period cottage set in a unique position, set back from the road and surrounded by meadow/farmland. Located in a lovely rural position between the village of Ingworth and A140 thus having excellent links via this road to both the coastal town of Cromer, the market town of Aylsham and of course the City of Norwich.

The accommodation is currently arranged to provide entrance hall, lounge, dining room, kitchen, bathroom all on the ground floor with the first floor providing three bedrooms.

Features include oil heating, ample off road parking, two-car carport and various outbuildings including brick and tiled studio/office.



CANOPIED ENTRANCE PORCH
with pitched roof and seating to either side. Timber front door to:

LOBBY
Pamment floor. Wood panelled door to:

DINING ROOM
13' 9" x 12' 4" (4.19m x 3.76m) brick fireplace with inset Coalbrookdale Little Wenlock multi fuel burner. Exposed beams. Pamment flooring. Radiator. Windows to front and side. Door and stairs to first floor. Opening to kitchen.



LOUNGE
15' 4" x 12' 5" (4.67m x 3.78m) Queen Anne multi-fuel burner to flint fireplace, pamment hearth, log store. Radiator. Delft rail. Window to front. Exposed beams. Fitted book shelving.

KITCHEN
23' 3" x 6' 9" (7.09m x 2.06m) Fitted comprising stainless double drainer sink unit with mixer tap inset to wood work surfaces and breakfast bar. Ceramic tiled work surfaces, base units, electric hob and oven. Ceramic tiled floor. Plumbing for automatic washing machine. Oil fired Rayburn supplying cooking, heating and hot water. windows to rear. Exposed ceiling beams. Part glazed wood panel door to outside. Electric meter box. Space for fridge and freezer.



BATHROOM
Suite comprising bath with shower attachment, vanity mounted wash hand basin and WC. Radiator, Exposed beams. window to rear. Wall mounted electric heater.

FIRST FLOOR LANDING
Velux window to rear, built in cupboard.

BEDROOM 1
13' 11" x 12' 8" restricted headroom (4.24m x 3.86m) 2 radiators. Windows to front and side. Exposed ceiling beams. Built-in wardrobe and cupboard. Wood panel door to:



BEDROOM 3/DRESSING ROOM
6' 10" x 9' 4" (2.08m x 2.84m) Wall mounted wash hand basin. Window to side. Built-in airing cupboard.

BEDROOM 2
12' 7" x 11' 11" (3.84m x 3.63m) Radiator. Windows to front and side. Exposed beams. Mezzanine storage/play area with ladder.