



Lion Cottage
Low Common
Bunwell
Norwich
NR16 1SY

Guide Price £375,000





Period Listed cottage and range of barns in over half an acre.

Quiet position.

Needs updating.

Location

Low Common is an unspoilt area of south Norfolk falling within the Parish of Bunwell but set some way from the village, unaffected by any great volume of traffic and whilst being rural it is not isolated. The area surrounding is a mix of farm and woodland with many country walks. Bunwell has a basic range of amenities and for wider facilities the bustling market town of Wymondham with its excellent range of schools and shops, is just 7 miles away and also has a train station on the Norwich to Cambridge line with connections to London Kings Cross. Norwich is within 14 miles and has all one would expect of a fine city including an international airport.





The Property

Lion Cottage is a classic early 19th century property listed as Grade II and has seen little alteration over the years. There are many original features including windows, doors, cupboards, and the rear veranda but perhaps the most interesting part is the late 19th century summerhouse/folly in a high Gothic style attached to the front. The house does need attention and has the space and attached outbuildings which may be possible to be incorporated into further living space if desired (subject to obtaining planning and listed building consents).

Outside

The grounds are principally laid to grass with various trees and bushes including a former orchard area. The central drive runs between the house and the range of barns. Overall the property is set within 0.208ha (0.52ac).

Barns

To the side of the house is a range of period barns which are of clay lump construction with pantiled roofs. There was once a cottage attached to the barn but this has long since gone. Planning potential for a separate dwelling has not been investigated.

Services

Mains water and electricity are connected to the property. Private drainage. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions

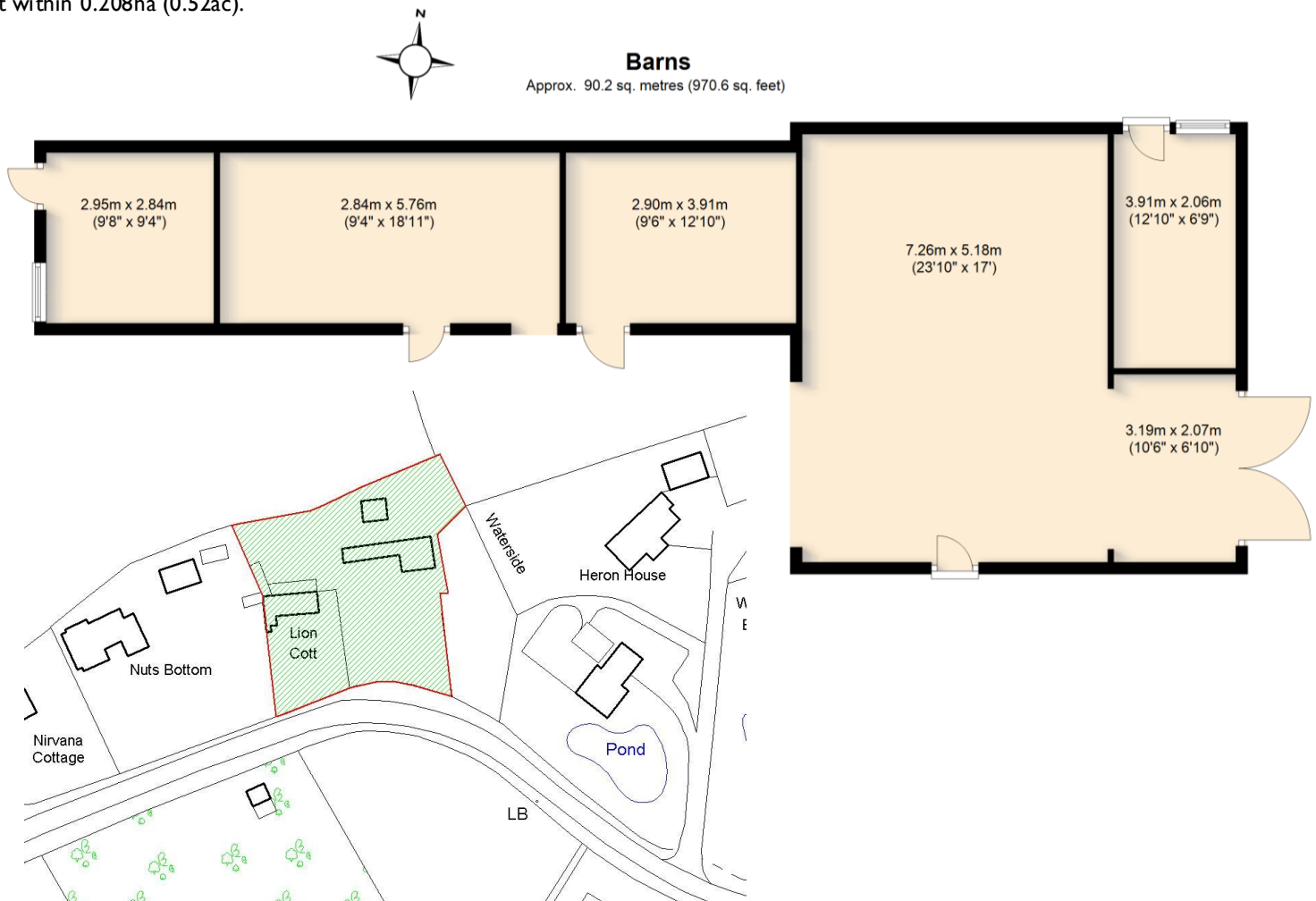
From Wymondham towards Ashwellthorpe on the Silfield Road. On entering Ashwellthorpe turn right onto New Road and continue into Tacolneston. Turn right onto the B1113. Continue into Bunwell and just after the Village Hall turn left onto Wood Lane. At the junction turn left onto Low Common Road and follow this around the various 'S' bends for 1.4 miles and Lion Cottage is on the left.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 16707/MS



Important Notice

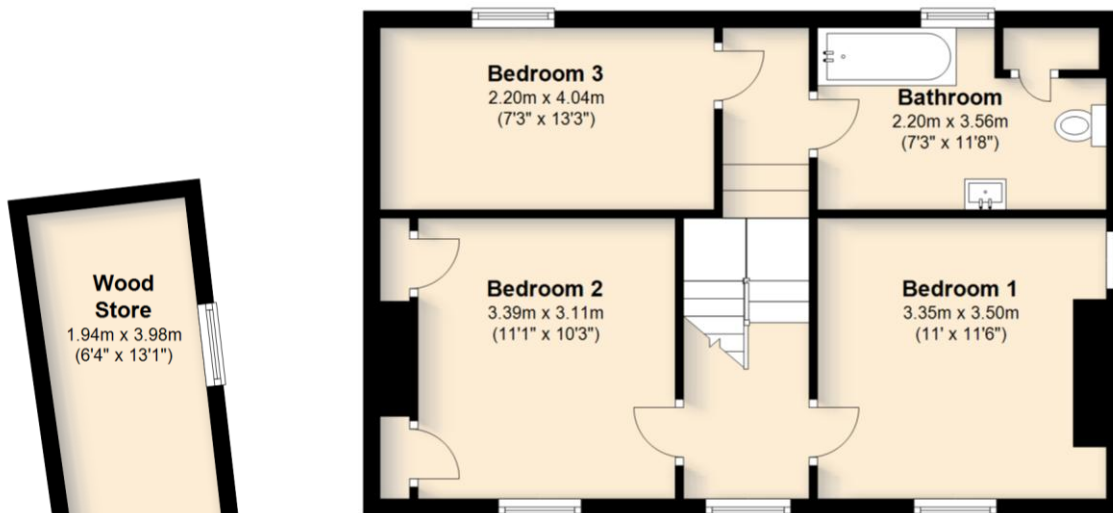
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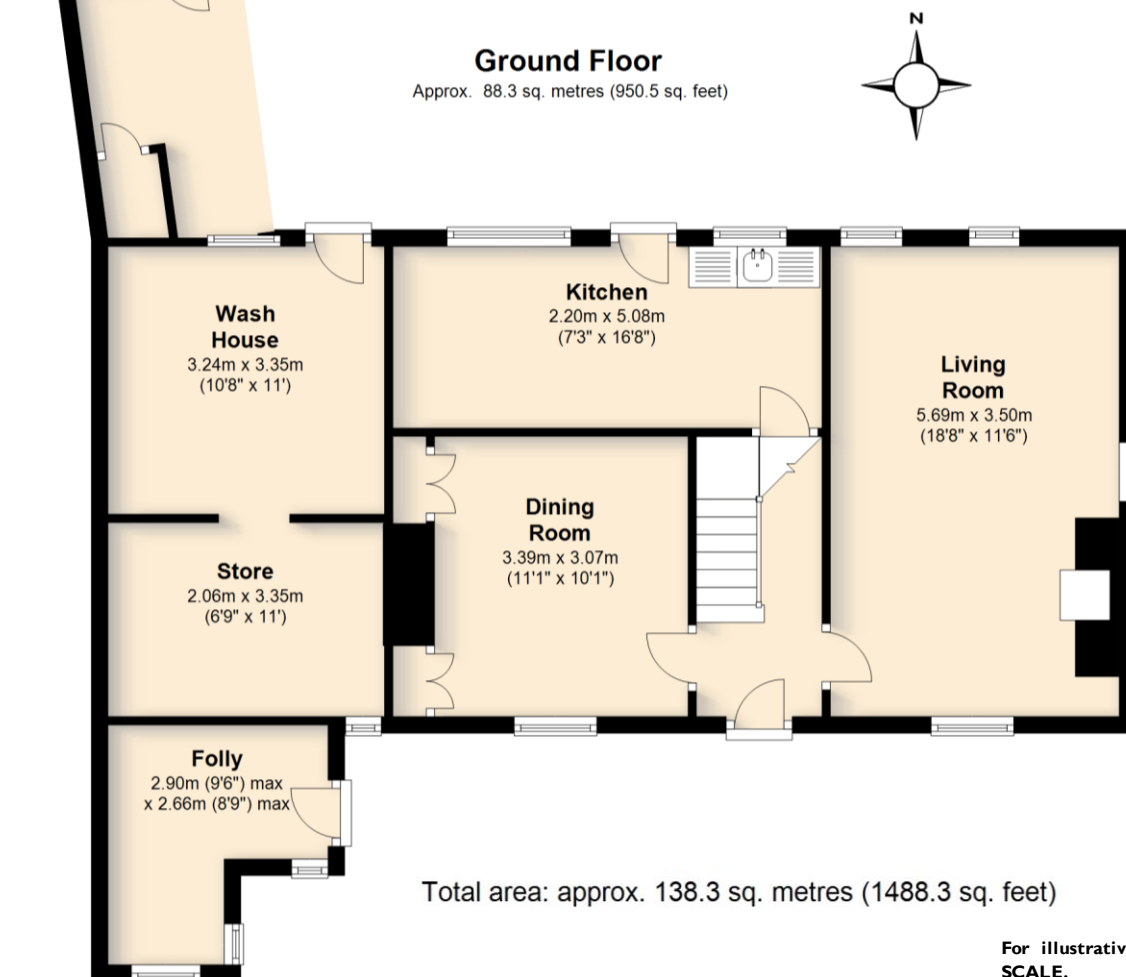
First Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Ground Floor

Approx. 88.3 sq. metres (950.5 sq. feet)



Total area: approx. 138.3 sq. metres (1488.3 sq. feet)

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