



The Old Rectory, Heath Farm Lane, Tuttington, Norfolk NR11 6XE



### Property Features

- GRADE II LISTED 17TH CENTURY HOUSE
- 3 RECEPTION ROOMS
- KITCHEN AND BREAKFAST ROOM
- 4 BEDROOMS
- 2 BATHROOMS
- STANDING IN GROUNDS OF APPROXIMATELY 1.37 ACRES (STMS)
- LOVELY RURAL SETTING

**This stunning period red brick and flint house which has Georgian facade overlooks its formal gardens and adjacent meadow in grounds totalling 1.37 acres (STMS), situated on the edge of the village of Tuttington, providing excellent links to the A140 (just over one mile), which in turn provides access to the market town of Aylsham, the coastal town of Cromer and the city of Norwich all within easy reach and offering more comprehensive facilities, schooling and local amenities.**



This lovely house, originally dating from the 17th century is grade II listed, offers a wealth of period features including exposed timbers, fireplaces and sash windows some with shutters. The property sits on the edge of its grounds and overlooks formal gardens. The offset meadow is ideal for a small pony and offers a block/steel building. There is ample parking which includes a circular turning area.

Viewing is most strongly recommended.

The accommodation is arranged to provide entrance hall, sitting room, snug, kitchen, breakfast room, dining room, utility room, workshop, cloakroom. The first floor provides master bedroom with en-suite bathroom, three further bedrooms and family bathroom.

Features include oil fired radiator heating and a number of period features including sash windows, shutters, exposed beams and fireplaces.

Viewing is most strongly recommended to appreciate both the property and its location.

Part glazed timber front door to:

#### ENTRANCE HALL

Radiator. Glazed panelled doors to sitting room and dining room.

#### SITTING ROOM

19' 10" x 17' 8" (6.05m x 5.38m) Inglenook fireplace with brick paved hearth, bressummer beam over. 2 Radiators. 2 sash windows with shutters to the front. Feature timbered arch. Ceiling beam. Original window to kitchen. Fitted cupboard in recess. Panelled door to Inner hallway.

#### DINING ROOM

16' 7" x 12' 0" (5.05m x 3.66m) Sash window to front with shutters. Window to side. Built-in cupboard. Return door to hall. Ceiling beam. Door to kitchen.

#### KITCHEN

23' 3" x 9' 4" (7.09m x 2.84m) Fitted, comprising single drainer sink unit with mixer tap inset to fitted roll edge work surfaces with tiled splash backs. Base panelled units with further range of matching work surfaces. Plumbing for dishwasher. Space for fridge. Electric Aga which offers cooking facilities with canopied extractor hood. Windows to rear. Exposed ceiling beams.

#### BREAKFAST ROOM

9' 2" x 6' 3" (2.79m x 1.91m) Radiator. Door to cellar. Window to side. Built-in cupboard. French doors to outside.



#### L-SHAPED INNER HALLWAY

11' 10" max 8'3" min x 9' 2" (3.61m x 2.79m) Radiator. Window to rear. Stairway to first floor. Panelled door to kitchen. Panelled door to:

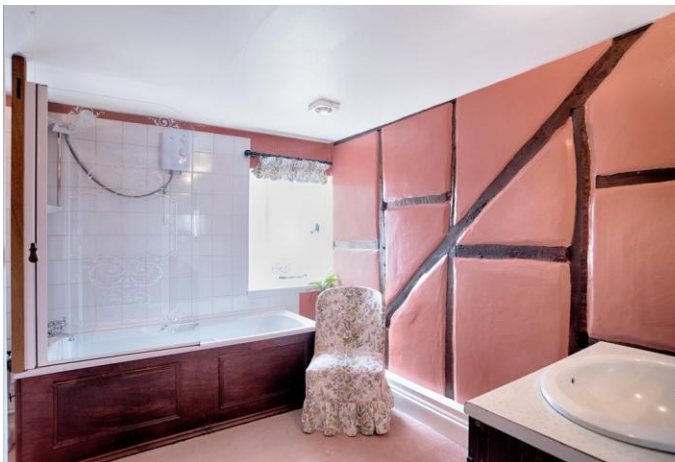
#### CLOAKROOM

Suite comprising WC, wash hand basin, feature window to rear, radiator, extractor unit.

#### SNUG

18' 0" x 11' 9" (5.49m x 3.58m) Combination of laminate wood effect flooring and carpet. Fireplace with bressummer beam over. Sealed unit double glazed windows to front and side. 2 radiators. Glazed panelled door to outside.







#### UTILITY ROOM

12' 10" x 11' 7" (3.91m x 3.53m) Butler sink and draining board. Built-in cupboard. Plumbing for automatic washing machine. Panelled door to garage. Panelled door to:

#### WORKSHOP

19' 1" x 11' 7" (5.82m x 3.53m) Radiator. Door to outside.

#### FIRST FLOOR LANDING

Radiator. Windows to side. Loft access.

#### MASTER BEDROOM

16' 10" x 12' 5" (5.13m x 3.78m) Sash window to front. Window to side. 2 radiators. Loft access. Part glazed panelled door to:

#### EN SUITE BATHROOM

9' 2" x 7' 4" (2.79m x 2.24m) Suite comprising panel sided bath, wall mounted electric shower plus screen, pedestal wash hand basin and WC. Radiator. Towel rail. Sealed unit double glazed window to side. Window to rear. Extractor unit. Fitted cupboards.

#### BEDROOM 2

13' 4" x 10' 0 min 13'3" max" (4.06m x 3.05m) Radiator. Sash window to front. Glazed panelled door to a small outside area over the entrance front porch. Built-in cupboard.

#### BEDROOM 3

14' 3" x 10' 1" (4.34m x 3.07m) Radiator. Sash window to front. Window to side. Built-in eaves cupboard.

#### BEDROOM 4

10' 8" x 9' 4" (3.25m x 2.84m) Radiator. Window to rear. Built-in cupboard. Ceiling beam.

#### BATHROOM

White suite comprising panel sided bath, wall mounted electric shower and screen. Vanity mounted wash hand basin and WC. Radiator. Exposed studwork. Windows to rear. Walk-in airing cupboard.

#### OUTSIDE

The property is approached by a wrought iron gate and sweeping driveway to a shingled turning area with additional parking. Formal gardens extend to the front of the property laid to lawn with magnificent mature trees, shrub and flower beds. Two paved patio areas to the east and west of the house. Adjacent to the parking area there is a lean-to glass house with vegetable plot beyond, and gate opening into the rear enclosed courtyard with flower and shrub beds. 2 brick stores (former stables). Brick built outside WC. Outside tap. Enclosed meadow to the side, stock and rabbit fenced (incorporating electric fence).

OPEN BARN with block and steel frame 29'4" x 29'0" divided into two sections.

GARAGE 20' x 38'5" double length with remote controlled door and accessed from the unmade lane. Internal entrance door to utility room. Door to back courtyard.

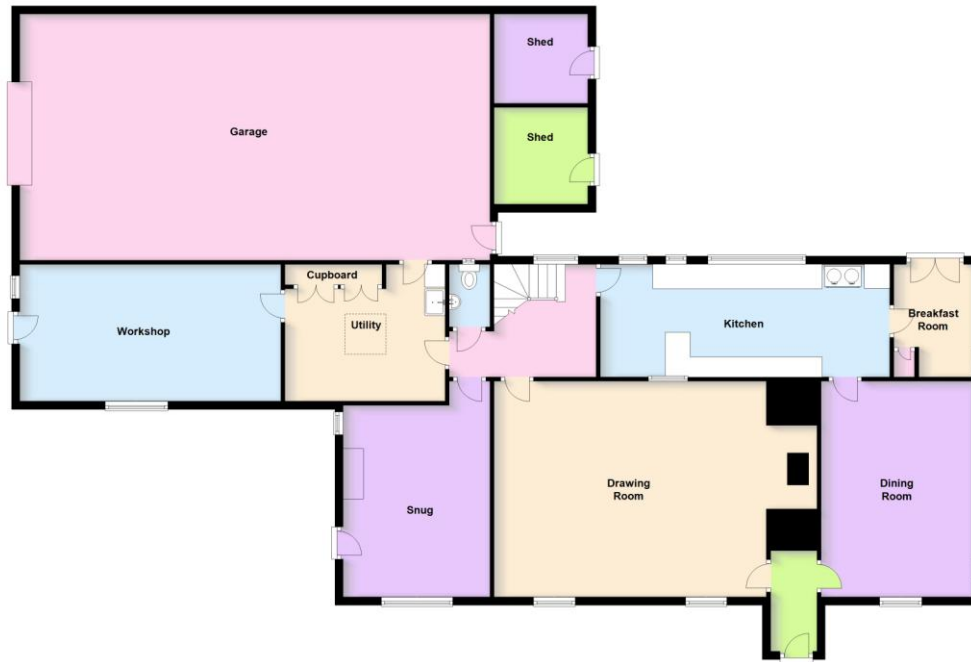
#### VIEWING

Strictly by appointment with Arnolds Keys Aylsham on 01263 738444.

#### DIRECTIONS

Proceed from Aylsham proceed onto the Norwich Road and at the roundabout with the A140 turn left signposted Cromer. Proceed along this road and take the third right hand turning signposted Tuttington. Continue along this road and on approaching the village of Tuttington just after passing 30mph sign, turn left up the unmade road and the property will be found on the right hand side set in its own grounds.

Ground Floor



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First Floor

