WHERE THE STARS ALIGN

The perfect location in leafy surrounds, views over the church, the river close by, it’s no wonder this property attracted the owners – there’s so much to appeal that it instantly caught their eye. A home for all the family with bed and breakfast too, generous gardens offer a sunny retreat. For business and pleasure this home is superb and with easy access to amenities it will prove hard to beat!
An impressive detached Family Home which is currently run as a successful Bed & Breakfast Business
Nine Bedrooms; Eight Bathrooms
Five Receptions; spacious Breakfast Kitchen with separate Utility
Self-contained Managers Apartment
South Facing Gardens
Parking for up to ten vehicles
The Accommodation extends to 3,130sq.ft
Energy Rating: D

Whatever You Make It
The owners of this lovely property have been here since 1979 when they bought it as their family home, and they have since raised their two daughters here. Initially a four-bedroom property, they decided to use one bedroom themselves, one for their children and in 1989 began to let the other two bedrooms. They soon found themselves very much enjoying this and extended the property, adding a further five en-suite bedrooms. The result is a very flexible property – you could run a substantial bed and breakfast business here with a small owners’ accommodation, or retain a family home with a reduced bed and breakfast running alongside. A large family with older children could all bask in the bliss of having their own space here – and of course you could easily accommodate three generations of the same family, sharing areas together without being under each other’s feet. The original part of the property was built in 1818 and began life as three small cottages. “We’ve met a number of people who lived here or knew the families here when it was still three farm labourer’s homes,” explain the owners, “Everyone seems to know the house!”

Beautiful Surroundings
The house stands in large attractive gardens, overlooking the Wensum Valley. The owners love the position and outlook: “All we can see from the front is a lovely old barn, the church and all this greenery with mature trees,” they smile. There’s plenty of parking to the front of the house...
– enough for up to ten vehicles, while the rear gardens are wonderfully private. The owners are both passionate about their garden and have spent many happy hours out here, resulting in the beautiful grounds their guests enjoy today. “People staying here often take photos of the garden which is so nice to see,” they explain, “And we love hosting our own friends and family for parties out here.”

Heaven Sent
The wider setting is equally attractive, with the house set opposite a gorgeous 14th century church. It’s convenient too, offering all the advantages of a traditional village combined with the ease of access across the city. The owners’ daughters went to the local school just down the road and the owners have found it easy to meet people and feel part of the community, even though they’re not directly involved in village clubs and groups. You’re within easy reach of the hospital, university and city centre here for work purposes, and for leisure you’re spoilt for choice: “We have two pubs in Costessey itself, plus more in Drayton just down the road. I enjoy golf and there are eight courses within five miles of here! The Broads are close by and there are some stunning walks on the doorstep too – it really is the perfect position.”

The Accommodation
The ground floor accommodation consists of both an entrance and a main reception hall. Set just off the main reception hall is a wc as well as access through into the…

Sitting Room
The room is dominated by both its fireplace and bay window from which you have stunning views of the church opposite.

Returning to the main reception hall you move past the stairs to the first floor where French doors afford access into the…

Breakfast Room
A versatile space the current owners use it as the breakfast area for the guests but it could be used for a number of different purposes. Once again large windows provide plenty of natural light.

Leading off the rear of the main reception hall is a Morning Room/Guest Room where a large glass door affords access out to the rear terrace and gardens. Also from the main reception hall you have access to a rear wing which accommodates five further guest bedrooms one of which is a single. Three of the bedrooms have their own private en-suite shower room with the remaining two bedrooms sharing access to a separate shower room.

From this wing there is also an emergency access to the outside of the building.
Also found to the ground floor is the Managers Apartment which consists of a large breakfast kitchen and office, a utility/rear reception hall and a front sitting room complete with fireplace and bay window which offers further views of the church. The current owners incorporate the largest bedroom on the first floor for their own use.

To the first floor accommodation there are a further four large double bedrooms all of which have access to private en-suite shower rooms. Each of the bedrooms either have views to the front out over the church or to the rear out over the wonderful gardens. As with the ground floor the first floor is full of natural light which is predominately provided by the large windows, there is also a large storage/linen cupboard found off the landing.

Outside
Situated in the sought after village of Old Costessey, the property is located directly opposite the village church and is approached from the road via an asphalt carriage drive. The drive and the shingle areas provide off street parking for up to ten vehicles. From the drive you have impressive views of the front elevation whilst a low level hedge borders the property from the road. Accessed just off the drive a gate affords access to the rear gardens.

The enclosed rear garden is south facing in nature ensuring sunshine for the majority of the day, the generous garden is laid mostly to lawn and includes a fabulous Copper Beech. A spacious terrace leads directly off the rear of the property accessed from the manager's apartment as well as the main reception hall. Garden beds can be found mainly to the perimeters as can three timber storage sheds. The rear garden is totally enclosed via high level close boarded fencing.

Agents Note
For bed and breakfast income figures please contact Fine & Country.
The property is situated in the sought after residential area of Old Costessey which is located to the west of Norwich. Local amenities include a post office, Roman Catholic primary school, public houses and Costessey Golf Club. There are also further amenities in the neighbouring New Costessey which includes a range of shops, doctors and dentist surgeries and all levels of schools. There is a park and ride site off the A47 along with Longwater Retail Park and the Wensum Valley which gives easy access to Marriotts Way and other networks of country walks and public footpaths leading throughout countryside and onto the city centre. The city centre can also be reached by a regular bus service.

How Far Is It To…
Old Costessey is located approximately five miles west of Norwich. Within such close proximity to Norwich City Centre there is a large array of cultural and leisure facilities nearby, including Chapelfield shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions
Leave Norwich on the Dereham Road, prior to reaching the A47 take a right hand turn on to Longwater Lane. At the bottom of the land and at the junction take a right hand turning proceeding through the village. Upon reaching a mini roundabout take the first exit on your left into The Street whereby the property (Number 146) can be found after a short distance on your right hand side.

Services
All mains and gas, solar panels to the rear elevation.

Local Authority
South Norfolk Council.
Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed
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