“This pretty pair of cottages impart a breath of fresh air, surrounded by countryside with lovely field views. Ideal for families, couples, for holiday homes or investment – have one or both – whatever you choose!

With bright rooms full of character, plus generous gardens, the appeal of each is clear to see, while the ease and convenience means life here is a pleasure and with everything to hand, we’re sure you’ll agree.”
Two Former Farm Workers, Semi-Detached Cottages, enjoying a fabulous Rural Location in the village of Tunstall
Both have Three Bedrooms; Main Bathroom; Sitting Room
Spacious Breakfast Kitchens
Both Cottages have Generous Gardens which extend to approximately 0.3 of an acre with Wonderful Views over Adjoining Countryside
The Accommodation of Number 1 extends to 959sq.ft
The Accommodation of Number 2 extends to 959sq.ft
Energy Rating: E

Balancing the delights of rural life with convenient access to main roads and the nearby market town, these cottages hit that oft-elusive sweet spot – the best of both. Well positioned for commuting, schools, transport links and leisure facilities, yet truly tranquil and idyllic, you can picture yourself unwinding here at the end of each day, drinking in the country air and listening to the sound of birdsong.

Unspoilt Setting
Built in the mid-1800s, this is the first time these cottages have ever come to the open market, having been part of the farm estate all this time. They have housed farm labourers over the years and more recently have been rented out privately. The opportunity has now arisen to make either one your home and live the rural dream, or to snap up both as holiday homes or rentals. The properties aren’t listed but they are full of character and they sit within a conservation area, surrounded by farmland. The views are protected as the land cannot be developed so the sense of openness will remain unspoilt.

Spoilt For Choice
Both cottages are bright and spacious and each sits in glorious surroundings with an excellent plot extending to around 0.3 acre. Both have an airy and sunny sitting room with open fireplace, plus a good size dining kitchen. One has a slightly larger kitchen while the other has a walk-in pantry. Both offer gorgeous views from the first-floor windows, with the sun streaming in thanks to the orientation. The cottages have proved popular over the years, particularly with young families, and the owners have been careful to maintain both homes to high standards, regularly refreshing and upgrading the properties. For example, new double glazing has recently been fitted in both cottages and the insulation improved, thereby lowering the running costs.

Quiet Yet Convenient
This is an idyllic spot, with south facing gardens and plenty of off-road parking. Part of each garden is fenced to be secure for young children or for anyone with dogs, and each has a small orchard. You only have a handful of neighbours here and it’s mainly farmland around, so this is a peaceful place where wildlife thrives. Despite this, you’re surprisingly well connected, so these cottages are ideal if you want to enjoy the advantages of country life while working in Norwich or Great Yarmouth. You’re not far from the A47 from where you can travel east or west, then use the northern or southern bypasses to head around Norwich or up to the North Norfolk coast. If you have dogs, you can go over to the quiet and unspoilt east Norfolk coast, with glorious sandy beaches such as Winterton just a short drive from home. The village of Halvergate is just down the road, less than a mile away, and there are buses from here to the local schools, both primary and high. Other schools pick up from Acle – a charming market town where you’ll find a supermarket, pharmacy, Post Office, garage and more, as well as a train station. You can walk into Acle in around 20 minutes or cycle there in less.
The Accommodation - 1 Pond Cottage
You move through the front door into the spacious…

Breakfast Kitchen
Cabinets can be found to two aspects providing space for a range of white goods. A stainless steel sink unit can be found within the work surfaces above which a window offers views over the informal gardens. Set just off the kitchen you have access through into the utility/pantry room.

A further door takes you through into the…

Sitting Room
Located to the rear of the cottage, you have exceptional views over the adjoining farmland, with a door providing access out to the rear terrace and gardens. A wonderful open fireplace acts as a focal point within the room. Set just off the main reception, an inner hallway leads to the…

Ground Floor Bathroom
Fitted with a white three piece suite comprising of a bath, hand wash basin and a WC.

With a further door taking you through to an inner lobby, where stairs rise to the first floor. From the landing, you have independent access into…

Three Bedrooms
Two of which are spacious doubles, whilst the third is a smaller single. All the bedrooms offer large windows, with some of the best views from the house over the adjoining farmland.

The Garden
The property enjoys a fabulous rural location, situated within the conservation village of Tunstall and is approached from the country lane via an initial concrete drive, which provides of street parking for several vehicles. Beyond the drive is an area of lawn, which contains a selection of fruit trees and is bordered from the road by low level hedging.

From this part of the garden, a picket gate takes you through to the more formal gardens, which once again are laid to lawn affording fabulous views to the south over the adjoining farmland. This generous garden is enclosed by low level mature hedging and post and wire fencing and provide views over the village pond.

To the far corner of the garden there is a storage shed. In all, the gardens extend to approximately 0.3 of an acre.
The Accommodation - 2 Pond Cottage
You move through the front door into the spacious…

Breakfast Kitchen
Cabinets can be found to three aspects contrasting well with the darker work surfaces. Beyond the kitchen there is sufficient space for a breakfast table, whilst there is also additional space for a range of white goods along with a stainless steel sink unit. Above which a window offers views over the front terrace. From the kitchen a door conceals access to the first floor, whilst there is also a large under stairs storage cupboard.

Sitting Room
A generous space, the sitting room benefits from an open fireplace complete with brick surround, with a window and a door providing access and views out to the rear terrace and gardens. Set off the sitting room you have a small storage and cloaks area, to the side of which is the…

Ground Floor Bathroom
Complete with separate shower.

Returning to the kitchen, you move up the stairs to the first floor, where you are greeted by…

Three Bedrooms
The largest of which, is very generous and acts as the master bedroom, with a window offering views of the surrounding area. The second bedroom is also a good size and offers possibly some of the best views from the house over the adjoining farmland. The third bedroom, although the smallest is still a generous size, with another window offering a southerly aspect.

The Gardens
The property enjoys a fabulous rural location, situated within the conservation village of Tunstall. Access to the formal gardens is via either a picket gate found close to the cottage or further along the lane via a five bar timber gate.

The more formal gardens surround the home and are generous in their nature, with a selection of garden beds found to one aspect. A mature laurel hedge acts mainly as a rear boundary which adjoins open farmland. Twin storage sheds can also be found along this boundary.

Beyond the formal gardens is a more mature area of garden, which once again is laid almost entirely to lawn. Here you have the five bar gate that affords vehicular access, providing off street parking for several vehicles.

The mature setting includes twin ash trees, along with a selection of fruit trees. Once again this part of the garden adjoins open farmland along its southern boundary. In all, the garden extends to approximately 0.3 of an acre.
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.
On Your Doorstep…

The town of Acle, known locally as the gateway to the Norfolk Broads, provides schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit www.acle-village.info for more information). “The location is wonderful, we are just a 25 minute drive from the centre of Norwich or you can board a train at Acle Station and be in the city in 15 minutes. We are also on the fringe of the Norfolk Broads with all its wherries and waterways.”

How Far Is It To…

Tunstall lies between Norwich city centre, which is approximately 18 miles west, and Great Yarmouth, approximately 9 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions. For more information visit: www.great-yarmouth.gov.uk.

Directions

Leave Norwich on the A47 heading east towards Great Yarmouth. Upon reaching Acle, continue to follow signs for the A47 signposted Great Yarmouth. From the Acle straight, take the first major turning on your right hand side signposted Halvergate. Proceed through the village of Halvergate, keeping the Red Lion public house on your right hand side. Upon reaching a sharp right hand bend, take the right hand turning to Tunstall Road. Continue along this road for just under a mile, whereby both cottages will be found on your right hand side displaying Fine and Country For Sale Boards.

Services

Night Storage Heaters, Mains Water, Private Drainage via Septic Tank

Broadland District Council

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**Energy Efficiency Rating**

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