



Baythorn End, Bradfield

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Independent Estate Agents  
**Pointens**









**Baythorn End, Church Road, The Common  
Bradfield, Norfolk NR28 0QR**

North Walsham 2 miles, Holt 15 miles,  
North Norfolk Coast 7 miles, Norwich 17 miles

A fine country cottage situated in a very pretty pocket of countryside around 2 miles North of the market town of North Walsham. Away from all busy roads the cottage is surrounded on all four sides by delightful private cottage style gardens.

**GUIDE PRICE £525,000**



### **The Property**

The property offered for sale is a spacious, detached cottage situated in an idyllic rural location around two miles from the town of North Walsham. Located in a particularly beautiful area of countryside, the cottage enjoys wonderful rural views of the adjoining fields and farmland from most windows. The spacious accommodation comprises an entrance hall, a well fitted out kitchen, dining room, Bedroom/study, cloakroom, living room and a sitting room. On the first floor a split level landing leads to four double bedrooms (with an en suite to the master bedroom) and a family bathroom. The property enjoys the benefit of UPVC sealed unit double glazed windows and doors and oil fired central heating. Outside, a shingled driveway provides off street parking for several vehicles and leads to a detached garage and a workshop. Baythorn End is surrounded on all four sides by very private cottage style gardens with various lawned areas, a patio area and a plethora of flower beds, shrubs and many fruit trees.

### **Location**

Bradfield is a small, rural community with a thriving Cricket Club. It is situated approximately two miles from the bustling medieval market town of North Walsham which sits midway between the North Norfolk coast, the Norfolk Broads and the county city of Norwich. North Walsham offers a wide range of shopping facilities including a Waitrose and Sainsbury's, plus all levels of schooling including Paston College (a sixth form college), Victory Swim and Fitness centre, doctor's surgeries, a cottage hospital and a state of the art cinema. The town is served by North Walsham railway station running between Norwich, Cromer and Sheringham. Norwich city centre is approximately fourteen miles south west and boasts an excellent range of shopping facilities along with mainline rail links to London and an international airport.

### **Directions**

Leave North Walsham on the B1145. This will take you into Swafeld. After passing Tavern Tasty Meats on your right hand side turn left sign posted Bradfield 1 1/2 miles.. Follow this road and at the next junction turn right signposted Bradfield 1/2 mile. Take the next left turning and left again into Hall Road. The entrance to Baythorn End will then be on your right hand side.

The accommodation comprises:

#### **Entrance Porch**

Door to -

#### **Entrance Hall**

Radiator. Staircase to first floor with cupboard under. Telephone point. Cupboard housing oil fired boiler for central heating and domestic hot water.

#### **Kitchen (double aspect)**

Range of fitted base units with Corian work surfaces over. Inset one and half bowl sink unit with mixer tap. Surface hob. Fitted dishwasher. Double oven. Tiled splashbacks. Range of matching wall units. Radiator.

#### **Utility Room**

Fitted worktop. Plumbing for automatic washing machine. Fitted wall units. Tiled floor. Fitted cupboard. Door to garden.

#### **Dining Room**

Radiator. Open fireplace. Ceiling beam.

#### **Bedroom/Study**

Radiator.

#### **Cloakroom**

Washbasin, wc, tiled floor.

#### **Snug**

Red brick fireplace housing a Rayburn. Radiator. Archway to -

#### **Sitting Room**

Radiator. Television point. Patio doors leading to the garden.

## First Floor

### Split level landing

Radiator, shelved cupboard. Loft access.

### Bedroom One

Extensive range of fitted bedroom furniture. Radiator. Telephone point.

### En suite

Shower cubicle with fitted shower, radiator. Wc. Pedestal washbasin. Heated towel rail. Fully tiled walls and floor.

### Bedroom Two (double aspect)

Radiator.

### Bedroom Three

Radiator. Fitted storage cupboard.

### Bedroom Four

Radiator.

## Family Bathroom

Panel bath with Victorian style mixer taps and shower attachment. Wc, pedestal wash basin. Airing cupboard.

## Curtilage

The property is approached over a gravelled driveway providing ample off street parking for several vehicles and leading to a detached garage (19' x 9'4) with up and over door, personal door, electric power and light. To the rear of the garage is a workshop (11' x 9'2) with a fitted workbench, electric power and light. The good size gardens surround the property on all four sides and are laid out in a cottage style with lawned areas, a patio to one side, various inset flower and shrub beds and various mature trees to include plum, pear and cooking and eating apple trees. The grounds are completely private and are fully enclosed by mature hedging.

## General Information

**Tenure:** Freehold.

**Council Tax Band:** E

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Services:** Mains water and electricity are connected. Drainage is via a septic tank.

**Energy Performance Certificate:** E

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

**Ref:** H31158

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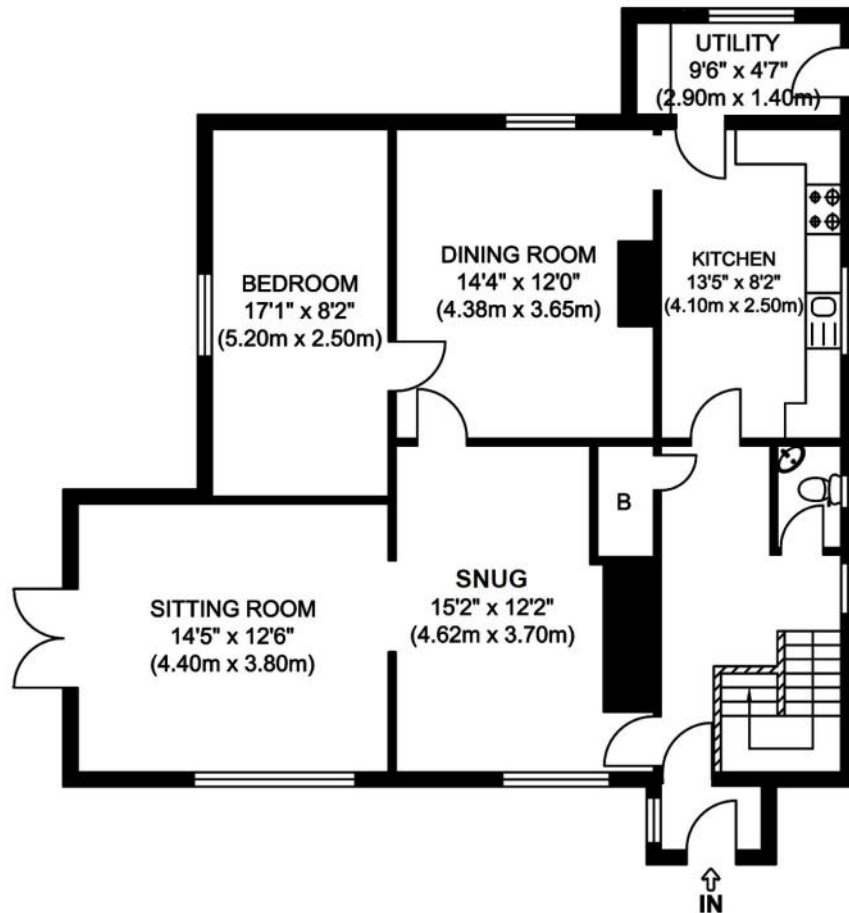
## IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

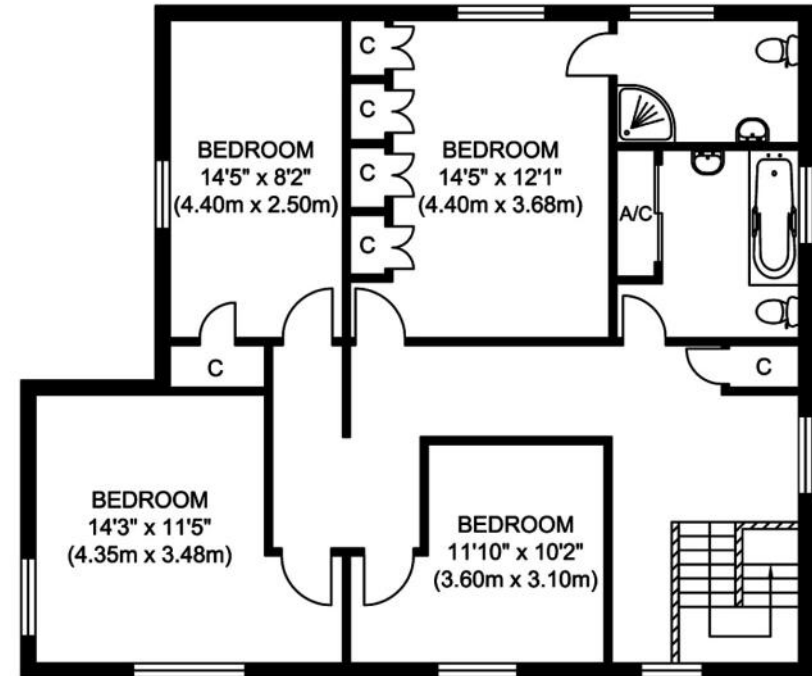








GROUND FLOOR



FIRST FLOOR

## Baythorn End, Church Road, The Common, NR28 0QR

Illustration for identification purposes only, measurements are approximate, not to scale.

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