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Church Hill,
Saxlingham Nethergate, Norfolk

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Church Hill, Saxlingham Nethergate



The Property

Stepping into the kitchen it is immediately apparent that the level of work gone into this property is second to none. Impressive beams and timbers flow throughout the entire cottage, the vast majority of which are original. A beautiful country kitchen lays before you, with solid oak worktops, range cooker and space for table and chairs. One of two flights of stairs leads up to the master suite, where a dressing area with storage and WC opens into a fantastic double bedroom. From the kitchen, the stunning rebuilt inglenook fireplace of the sitting room grabs the eye, creating a lovely, cosy atmosphere. A spacious family bathroom boasts its own unique character features, along with a walk-in shower and claw-footed bathtub taking centre stage. A second set of stairs takes you up to a spacious study area which in-turn, leads to the second double bedroom and third single room. Ceiling heights throughout are generous for a property of this age and character (the current owner is 6'4").

Diss train station (mainline to Liverpool St) - 15.8 miles

Long Stratton - 5.0 miles

Norwich - 8.1 miles

Southwold - 27.0 miles

Throughout this beautiful cottage no stone has been left unturned, from the impressive rebuilt inglenook fireplace, replacement oak timbers and preserved original cottage doors, to the stunning refitted bathroom and 2013 re-thatch in Norfolk Reed. Viewing is essential to put yourself in the shoes of the quintessential country living on offer.

Planning permission for significant extension to the living space granted in March 2016. Drawings and permission available on request.

Accommodation comprises briefly:

- Kitchen/Breakfast Room
- Sitting Room with Impressive Inglenook Fireplace
- Family Bathroom with Beautiful Features
- Master Bedroom
- Dressing Area with Storage & WC
- Second Double Bedroom
- Single Bedroom
- Study/Landing area
- Off-Road Parking
- Garden



Gardens and Grounds

A wide shingle driveway runs beside the house, providing off-road parking up to the five-bar gate. Beyond the gate is further secure parking and a path leading up to both front doors. Moving down the south-facing garden, the plot widens nicely where a paved patio area offers an ideal spot to catch the sun. The rest of the sizable garden space is laid to lawn with mature hedges and plant beds to the boundaries. Immediately to the rear of the property is a wood store and a lean to shed which houses the boiler and hot water cylinder and provides useful storage space and at the very bottom a timber shed can be found.

Location

The property is located in the heart of Saxlingham Nethergate, a highly sought after South Norfolk village, which provides a primary school, church, social and cricket club and has an active community. In the nearby village of Hempnall there is a butchers and village shop. The attractive market town of Long Stratton is approximately 5 miles away and provides numerous shops, schools and all other essential amenities which may be needed. The beautiful Cathedral City of Norwich lies approximately 8 miles to the north and can be reached by car within approximately 20 minutes, with a mainline rail service to London Liverpool Street and Norwich Airport located on the north side of the city with international flights. Diss train station is an approximate 25 minute drive to the south and is on the mainline route between Norwich and London Liverpool Street. Southwold and the unspoilt Suffolk coastline are within a driving distance of 27 miles.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water, electricity and drainage connected.

EPC Rating: Exempt

Local Authority

South Norfolk District Council

Tax Band: D

Postcode: NR15 1TD

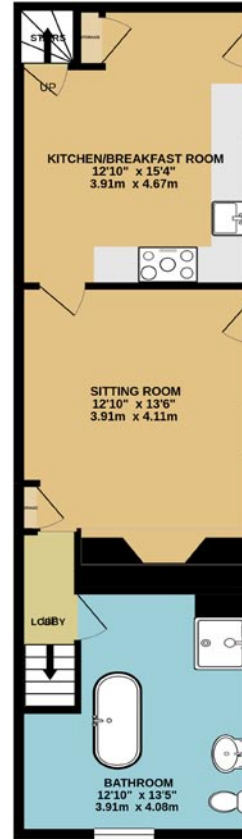
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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