



Lime Tree House
81 The Street | Brooke | Norfolk | NR15 1JT

WELCOME HOME



“This pretty Grade II listed cottage stands proudly in the middle of a row of attractive period homes, set well back behind a long, south-facing garden in the heart of a popular Norfolk village. Within easy reach of Norwich but enjoying a traditional community feel, this is a truly lovely place to call home.”



KEY FEATURES

- A Pretty Grade II Listed Terrace Cottage situated in the Sought After Village of Brooke
- Three Bedrooms; Family Bath/Shower Room
- Sitting Room with Beautiful Victorian Feature Fireplace
- Open Plan Kitchen/Breakfast Room
- Entrance Hall/Boot Room
- Ground Floor WC and Large Cellar/Utility Room
- Charming Established Front Garden and Rear Courtyard Garden
- Single Garage and Parking
- The Accommodation extends to 1,800sq.ft
- No EPC Required

As soon as you catch sight of this property, you'll understand its appeal. In the centre of a charming row of character cottages, with accommodation set over three floors, it has plenty of kerb appeal and invites you inside to find out more.

Centuries Of History

These properties would originally have been built as one larger hall house, the owners living alongside their animals, warmed by a central fireplace. This building is thought to date back to the mid 1600s and was divided into three separate dwellings in the early 1900s for the then owner's relatives. His aunt lived in this central section and installed a beautiful Victorian feature fireplace, (not in operation), which must have seemed very modern back then! The fireplace is just one of the features that today's occupant loves, along with the exposed timbers and beams from the original oak frame and the ship timbers as floorboards in the top bedrooms. The original inglenook still sits behind the smart Victorian surround, so there's scope to expose this if you prefer. Another interesting feature can be found in the dining area – a window into the hallway. Rumour has it a bailiff lived here in the past and he would take money in through this window. Later, the row of houses became the village reading rooms, so you can see that this property, along with its neighbours, has been very much a part of village life for quite some time.





KEY FEATURES

Larger Than It First Appears

Warm and cosy, thanks to the thick walls, it's also lovely and light with a welcoming and homely feel. The owner has skilfully updated without compromising the character, so you have a beautiful John Lewis kitchen, lovingly restored windows and a number of other recent improvements, all in keeping and true to the authentic style of the property. You come into the entrance hall/boot room, which has beautiful flagstone flooring and provides ample storage and space for coats and boots, with a further door to the generous sitting room with that gorgeous fireplace. Moving into a rear lobby, you'll find stairs down to the large and useful cellar, which runs the full width of the house and provides excellent storage facilities at over 200sq.ft. From the rear lobby stairs also rise up to the first floor. The dining room leads onto the kitchen, with a semi-open feel that works well for family life or for entertaining, with the cloakroom tucked away by the rear hallway. There are two good size doubles on the first floor, plus a family bathroom with bath and separate shower, while the third bedroom enjoys privacy up there on the second floor. A beautiful room with many exposed timbers, it's surprisingly spacious. Outside, there are gardens to the front, a courtyard to the rear, plus a garage with an electric door, so you don't have to get out to park undercover.

A Friendly Place

Brooke is a lovely village and living here you can really put down roots in the community. Choose to soak up the sun in the south-facing front garden or tuck yourself away in the courtyard and you're in a world of your own. But step out the gate and just a short stroll away you'll find a highly-regarded primary school, village hall and two pubs - one of which is the newly refurbished "farm to fork" concept gastro pub, The Kings Head, should you not fancy cooking! There's a strong sense of community here and the owner has found it very easy to get to know people, whether out for a drink or on a dog walk past the meres and out into the countryside. Neighbouring Poringland has a library, surgery, supermarket and more, while the beautiful city of Norwich is just 15 minutes by car. Altogether life here offers a tempting combination of a peaceful friendly village with easy access to the wider area.

























INFORMATION



On The Doorstep

The property is situated in the sought after village of Brooke, which has good local facilities including a primary school, farm shop, public houses, hair salons, café, florist, vet, garage, village hall, cricket club and church. The nearby village of Poringland offers good local amenities, including a primary school, library, post office, surgery, public houses and a Budgens supermarket. There is schooling for high school pupils at Framingham Earl, which is just over 3.5 miles away. Additional supermarket shopping is very accessible, with a Tesco Superstore at nearby Harford and an Asda Superstore on Hall Road, both around 7 miles.

How Far Is It To?

The cathedral city of Norwich is just 8 miles distant with a vibrant business community and an extensive range of cultural and leisure facilities, including theatres, the Riverside leisure development complete with cinema and numerous restaurants and pubs. The city has an excellent range of state and private schools and is well known for its excellent shopping, with a combination of independent retailers and premium department stores. Norwich has a mainline railway station with a service to London Liverpool Street and the expanding Norwich International Airport is just to the north of the city. Brooke is around 12.5 miles from the Georgian market town of Beccles, which provides excellent day to day shopping, leisure facilities and schools and has a railway station with services to Lowestoft and Ipswich with onward connections to London, Liverpool Street. The market is on Fridays.

Directions

Take the A146 Beccles and Bungay road from Norwich. Having gone under the southern bypass fork right signposted Bungay on the A1332. Follow this road for about 4.5 miles to Brooke. Just after the garage on the right-hand side of the road, turn left at the crossroad down The Street. After about 300 hundred yards take the left fork, with The Mere on the right. Drive for approximately 0.4 miles and the property will be found on the left-hand side of the road.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband currently provided by BT
South Norfolk District Council - Council Tax Bsnd D
Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1800 sq.ft. (167.2 sq.m.) approx.
TOTAL FLOOR AREA : 1965 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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