



The Coach House
51 Church Lane | Eaton | Norfolk | NR4 6NW

RINGING THE CHANGES



“In the heart of Eaton, tucked away near the church, you’ll find this attractive period abode. Originally a coach-house then the Bell School of Languages, now a spacious property hidden from the road. There’s plenty of character found throughout, plus a long lawn stretching down to the river. Close to the city but with a relaxing feel, whatever you’re after this home can deliver.”



KEY FEATURES

- A Stunning Grade II Listed Semi-Detached Coach House situated in a Conservation Area in a Prestigious Location in Eaton
- Four Bedrooms to include Principal Bedroom and Guest Bedroom, both with En-Suite Shower Rooms
- Large First Floor Main Bathroom and Ground Floor WC
- Stunning Open Plan Kitchen/Breakfast Room with a Central Roof Cupola
- Large Utility Room with extensive Bespoke Built-In Storage
- Two Reception Rooms; Study/Bedroom Five
- Private Enclosed Rear Garden extending to just under 0.3 of an acre (stms) with Decked Platform overlooking the River Yare
- Gravel Driveway with Off Road Parking for Several Cars and Large Detached Garage
- Easy Access to Norwich, the A11 and A47
- The Accommodation extends to 2,899sq.ft
- No EPC Required

A beautiful former coach-house, Grade II listed and filled with features, this home is ideal for a couple or family. Sensitively updated by the current owners, it's light, airy and welcoming – the perfect place to relax after a busy day and to get away from it all, while still remaining close to all amenities.

A Lovely Location

The property was the coach-house for a Georgian home that's next door, thought to date back to the early 19th century and believed to have been built as a country house. In more recent times, it housed a language school before being sold at auction and divided into separate homes. The owners were drawn here by the elegant and spacious proportions and by the convenient, yet discrete location. The river frontage was a bonus!

Elegant And Attractive

This is a versatile and flexible property, with two bedrooms, an en-suite shower room and a magnificent family bathroom on the first floor, the latter with double basins, a feature roll-top bath and separate walk-in shower. On the ground floor there is one double bedroom with an en-suite shower room and two further rooms currently used as a library and study that could be used as bedrooms four and five. From the large reception hall you have access to the ground floor cloakroom and large utility/boot room



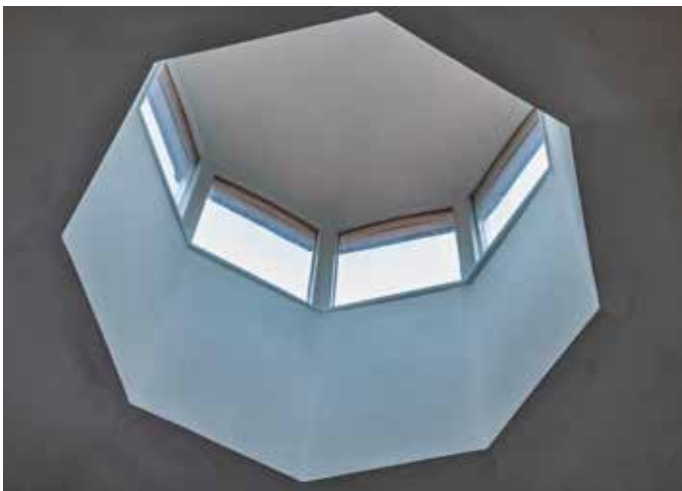


KEY FEATURES

with bespoke cabinets. To the other side of the property, the kitchen is the heart of the home and has a gorgeous glass atrium and two bays with windows and two doors providing access to the rear and side terraces. This room has ample space for seating and dining, with a large central island. It adjoins the main sitting room on one side, double doors connecting the two and creating a marvellous place for entertaining larger groups. There's a log burner in here to add a cosy feel on cold winter nights. To the other side, you'll find the spacious family room.

Riverside Relaxation

The garden is lovely, with a large stone terrace outside the kitchen and sitting room. Beyond this, the lawn draws your eye down to the raised decked platform where you can sit and relax looking out over the water to the island beyond, watching the rushes sway in the breeze. Steps lead you down to the water, so you can head out on a canoe and see how many birds you can spot. This is a truly idyllic and peaceful place but when you want to get out and about, you won't have to go far. Waitrose is at the end of the road, with a couple of popular pubs a short stroll from your front door. Hop on a bus and you'll be in the city in no time, while the A11 allows for easy access out of the area. You're close to the hospital, university and research park, so it's ideally placed for a short commute. Whether it's a walk around the marshes, a round of golf or a game of tennis, it's all so handy here.































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INFORMATION



On The Doorstep

Eaton is ideally situated south west of Norwich and is in close proximity to the University of East Anglia, the Norwich University Hospital and the Norwich Research Park. Eaton is within easy reach of the A11, A47 and A140 giving access to all major routes exiting Norfolk. Eaton has facilities to include the neighbouring Waitrose centre with coffee shop. Also, in the village and within close proximity you have Eaton Golf Course and two public houses, one of which houses the post office within the cellar. St Andrews Church in Eaton is the only thatched church within the city of Norwich. The neighbouring village of Cringleford offers a range of facilities including primary school, surgery, post office and shop, recreation ground, village hall and church

How Far Is It To?

Within such close proximity to Norwich City Centre there is a large array of cultural and leisure facilities nearby, including Chapelfields 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 a fastest journey time of 1 hour 30 mins, 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

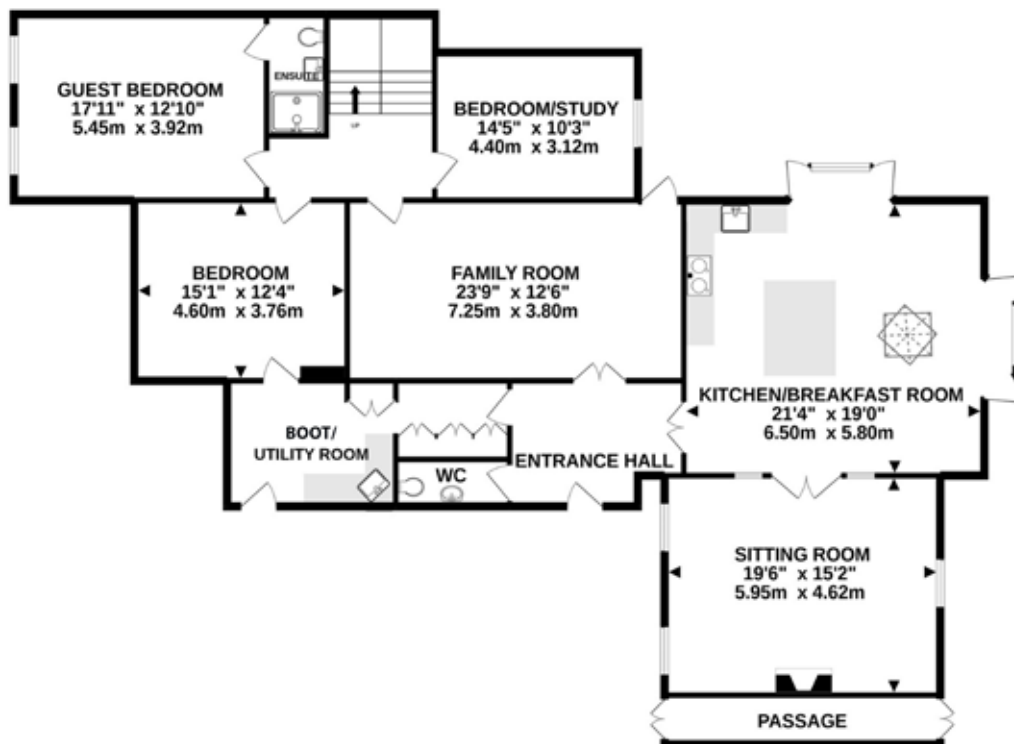
Leave Norwich on the Newmarket Road before taking the left slip road into Eaton Village. Turn left at the first set of lights into Church Lane, proceed along this road passing Waitrose on your right and the property will be found after the church on your right hand side.

Services, District Council and Tenure

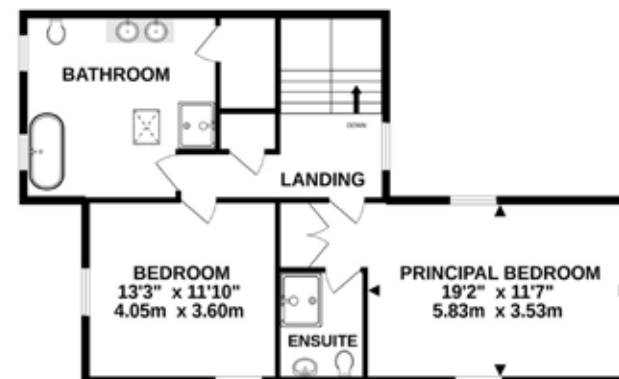
Gas Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - varies on network provider - please see www.ofcom.org.uk
Fast Broadband - current provider - BT Halo 3+ (16.2mbps) - please see www.ofcom.org.uk
Norwich City Council - Council Tax Band F
Freehold

Agents Note

Please be advised there are Tree Preservation Orders (TPOs) at the property.



GROUND FLOOR
2082 sq.ft. (193.4 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.

TOTAL FLOOR AREA : 2899 sq.ft. (269.3 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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