



Wolvercott  
The Street | Swannington | Norfolk | NR9 5NW

# PERFECT PEACE



“Set within a lovely rural Norfolk village, this home is a place where you can relax and unwind.

Sitting out in your garden, all you hear is birdsong from the countryside around.

There’s a surprisingly lively and welcoming community here too, with regular events, so it’s perfect for family life, a playground for little ones and easy access to market towns, numerous country walks, Norwich and the coast.

Add in an annexe and a large multi-purpose outbuilding and it’s clear this is a versatile home that has a huge amount to offer.”







# KEY FEATURES

- A Charming Detached Cottage with a Separate Annexe situated in the Village of Swannington
- Four Bedrooms; Family Bath/Shower Room
- Kitchen/Breakfast Room with Separate Utility Room plus a Cloakroom/Laundry Room
- Three Reception Rooms
- The Annexe consists of an Open Plan Kitchen/Dining/Living Room, One Bedroom and a Shower Room
- The Gardens extend to 0.45 of an acre (stms) and include a Pond, Greenhouse and Vegetable Beds
- Impressive Garden Studio currently used as a Games Room plus a Workshop/Storage Room
- Gated Driveway with Plenty of Parking
- The Accommodation extends to 1,830sq.ft
- Energy Rating: House -D : Annexe - E

If you're after character and space but you don't want to be too far from Norwich, this will fit the bill. It's a charming cottage in the heart of a quiet but friendly village, a short drive from Reepham, Aylsham and Norwich. Sitting in generous gardens and offering family-friendly accommodation, it's proved a great place for raising children and works well at every stage of family life.

## Recently Improved

The property has recently undergone a programme of renovations and improvements, and there is still scope to make your mark, but most of the work has already been done for you. The current owners were looking for a place with an annexe and loved being so close to Norwich but feeling a world away. During their time here, they have renovated the annexe to a high standard, created a stylish first floor bathroom in the main house, laid new flooring throughout much of the house and built a beautiful, detached studio in the garden.

## Sociable Spaces

On the ground floor, there's a lovely characterful sitting room with a log burner, part open to an additional reception. The owner uses this as a family room, but previous occupants had their dining table here. You move from the sitting room into a lovely, sunny garden room that's part open to a spacious kitchen, again with a log burner. The kitchen requires further renovation and allows you to place your own mark on the property. There's room in here for a family table, so it's a great sociable space and works brilliantly for entertaining. The kitchen and garden are wonderfully uplifting, filled with light throughout the day.









# KEY FEATURES

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Also on the ground floor you'll find a room that has been stripped out ready to be renovated to create a cloakroom with laundry area. There is a door from an inner hallway that takes you through to the utility room and then the workshop/storage room. This would also make a great home office if converted. So there's further potential here and the opportunity to make it your own. Upstairs the stunning bathroom has a walk-in shower and contemporary freestanding bath. All four bedrooms are a good size, especially the gorgeous double aspect principal bedroom.

## Interesting Options

In addition to the charming and spacious family home, there's a detached annexe. This has an open plan kitchen and living room, a double bedroom and a shower room, as well as its own phone and internet, so it's completely self-contained. It's ideal for elderly parents or for an adult child living at home, with everyone enjoying close proximity but still having their own space. There's enough parking and garden here that you could close off a designated parking space and private garden for the annexe and bring in a useful extra income by letting it out to holidaymakers, subject to the relevant permissions. But this isn't the only additional building here... The owner has also added a large garden studio, currently a games room. This would be perfect as a den for teens, a hobby space, home gym, office – whatever meets your needs.

## Exploring The Outside

And the garden. Where to start? There's a greenhouse and vegetable beds, so if you fancy yourself living the good life, now's your chance! The large lawn offers plenty of room for children to play and the mature trees are home to abundant wildlife. You get the sun out here all day, so it's a joy to sit here in the spring onwards and take in the clean air. Swannington is a quiet village, so there's nothing to disturb you, but if you do head out, there's a playground for the younger ones, plus a thriving and welcoming community. The local church has removed its pews and functions as a village hall, hosting coffee mornings, community lunches and more. You can keep to yourself or join in as much as you like. You're well placed for exploring the area here either by car or on foot. There's loads of country walks on the doorstep, such as the Marriotts Way, as well as local footpaths which are ideal for walking with your dog – while the coast is just 30 minutes away.

























































# INFORMATION

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## On The Doorstep

The property is located within the village of Swannington, where you have easy access to the nearby market town of Reepham with its attractive market square and many individual shops, bank, convenience store, public houses and The Dial House just some of its attractions. "Swannington is a lovely village. It is close to the market town of Reepham, and Fakenham and Norwich are just 20 minutes' drive away. The house is in the catchment area for Reepham High School, which has a very good reputation. There are some beautiful places to cycle and walk close by."

## How Far Is It To?

Swannington lies approximately 17 miles south east of Fakenham and 10 miles north west of Norwich. Often described as the 'Gateway to the North Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. The cathedral city of Norwich offers a wide range of cultural and leisure facilities plus a main line rail link to London Liverpool Street and an international airport.

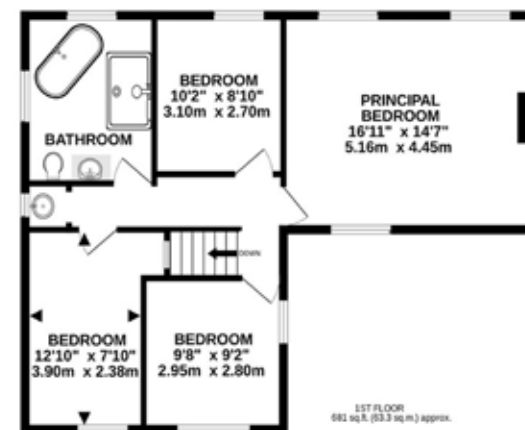
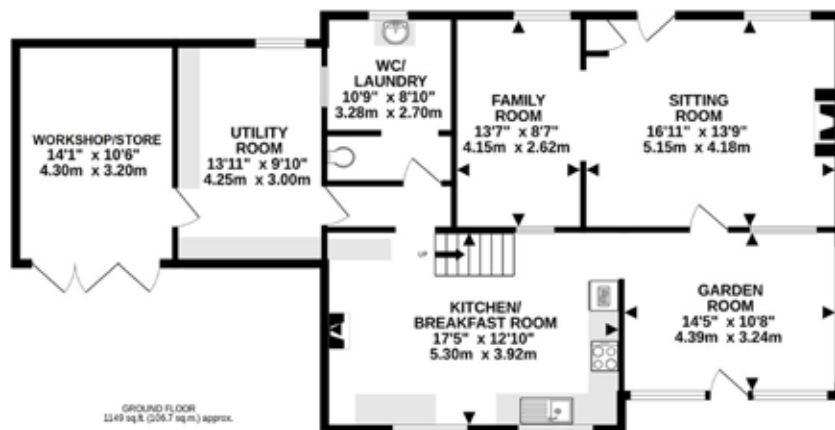
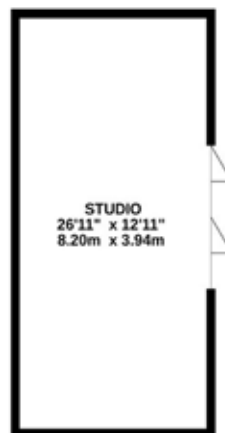
## Directions

Leave Norwich on the Reepham road, prior to reaching Alderford turn right off the Reepham road onto Broad Lane, signposted Swannington. Continue along this road which in turn becomes The Street, the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

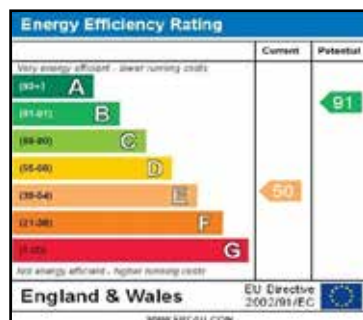
Wifi Electric Radiators, Mains Water  
Drainage currently via Septic Tank  
Please note a Water Treatment Plant is due to be Installed  
Fibre Broadband Available - vendor uses Vodafone  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Tax Band for House - E  
Tax Band for Annexe -A  
Freehold





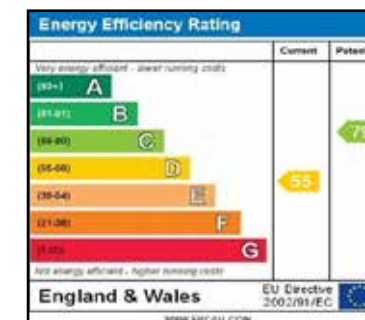
EPC for Annexe

EPC for House



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](http://www.norfolkpropertyphotos.co.uk)  
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