



Church Road | Carleton Rode | NR16 1RW  
Offers Over £440,000

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# Church Road | Carleton Rode | NR16 1RW

A rare opportunity to purchase this Grade II listed property with charm and character. Rectory Cottage is nestled in 0.75 acres with field views to the rear.

- Three bedroom
- 0.75 acres of land
- Cottage Style kitchen/breakfast room
- second lounge with exposed beams
- Semi detached character cottage
- Field views to rear
- Formal lounge with woodburner room
- Stunning semi rural location

## The Location

The rural South Norfolk village of Carleton Rode supports a community hall and primary school, whilst the neighbouring village of Bunwell has a thriving village shop. Carleton Rode combines the benefit of a peaceful village setting with access to wider amenities, whilst the surrounding countryside and quiet lanes are ideal for horse riding, walkers and cyclists. The historic market town of Wymondham lies around 6 miles away and supplies a good range of local and national retailers. Wymondham is home to highly regarded schooling at the High Academy and Wymondham College. The town offers good transport links by train line and road, both into Norwich City centre and further afield to Cambridge and London (via the A11 and M11). Equidistant is the market town of Diss where there is a mainline railway station providing frequent commuter services to Norwich, Ipswich and London Liverpool Street (in around 90 minutes).

## The Property







A stunning three-bedroom character cottage, nestled in the heart of the popular village of Carleton Rode. Exceptionally restored, this delightful home retains many original features while being sympathetically renovated to offer modern comfort with a timeless charm.

Upon entering, you are greeted by an elegant hallway with a tiled floor and underfloor heating, setting the tone for the rest of the home. The second lounge, with its dual-aspect sash windows, fills the space with natural light, creating a bright and airy atmosphere. A wood burner offers warmth on chilly evenings. There is also a more relaxed lounge with a brick fireplace housing another wood burner and feature exposed beams, enhancing the cottage's character.

The ground floor further benefits from a stylish bathroom suite and an open-plan kitchen/breakfast room, featuring a charming cottage-style kitchen and a separate utility area.

Upstairs, the main bedroom boasts exposed beams and a vaulted ceiling, creating a spacious and inviting retreat. There are also two additional bedrooms and a convenient first-floor WC.

Rectory Cottage offers the perfect blend of classic character and modern comforts, making it an ideal home for those looking for both beauty and practicality.

#### The Outside

Rectory Cottage is a charming property set within 0.75 acres of land, offering an excellent opportunity for those seeking a peaceful rural retreat with ample outdoor space. The property includes two stables, a double garage with power and light, and a driveway providing off-road parking for multiple vehicles. A hidden area is available, perfect for a caravan or motorhome, while a lovely decked area allows you to enjoy the stunning views of the surrounding field. Located in a tranquil setting, this property is ideal for equestrian enthusiasts or those in need of extra storage and parking options.

#### Services

Mains electricity, mains water oil central heating and septic tank

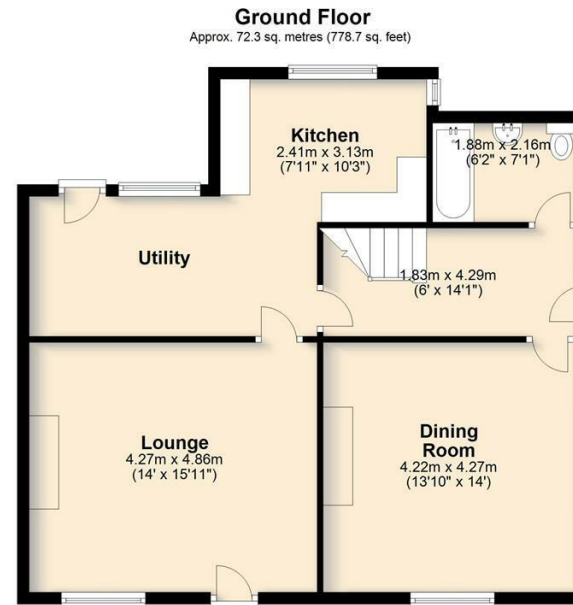
Viewing Strictly by appointment with Twgaze

Freehold

Council Tax D

Agents Note - The current owners have informed us there is an overage clause on the land please speak to the agents for more details.





Total area: approx. 118.2 sq. metres (1272.3 sq. feet)

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