



HARDIMANS

Waveney Coach House & Waveney Cottage Priory Road

St. Olaves, Great Yarmouth, NR31 9HQ

£700,000



Waveney Coach House & Waveney Cottage Priory Road, St. Olaves, Great Yarmouth, Norfolk, NR31 9HQ

Welcome to this stunning property located on Priory Road in the charming village of St. Olaves, Great Yarmouth. This impressive property comprises one large coach house with 5 bedrooms together with an equally spacious 3 bedroom coach house. We understand the vendors were, at one stage contemplating connecting both properties to create one large family home, but one of the main unique features is its dual family living potential, as the separate 3 bedroom unit can accommodate extended family members or be used as a guest suite. This offers flexibility and privacy for all residents.

The property is located in idyllic surroundings, set in 1.39 acres in total to including its own large mature woodland that provides a peaceful and serene setting. The property is also bordered by an old railway cutting, which is set in a valley, and has completely returned to natural woodland creating a haven for wildlife.

The vaulted ceilings and beams throughout the home add character and charm, creating a warm and inviting atmosphere. Whether you are looking for a spacious family home or a tranquil retreat surrounded by nature, this property on Priory Road has it all. Don't miss the opportunity to make this beautiful property your own and enjoy the best of countryside living in a beautiful setting.

WAVENEY COACH HOUSE





SPLENDID OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted in a range of oak effect fronted units, single drainer sink, integrated dishwasher and washing machine with front decor panels, refrigerator and freezer, Kenwood 5 burner electric cooking range, stainless steel canopy over, cupboard containing a Worcester oil fired boiler heating domestic hot water and radiator heating system, fuse box, superb vaulted ceiling with exposed timbers, 3 arched windows with double glazing, fireplace with log burner, 3 radiators.

FIRST INNER HALLWAY

with vaulted ceiling, velux window, exposed timbers, radiator.

MASTER BEDROOM

double aspect arched windows, radiator, vaulted ceiling with exposed timbers.

BEDROOM 3

arched window with double glazing, vaulted ceiling with exposed timbers, radiator.



SHOWER ROOM

with a double walk-in shower cubicle, thermostatic shower unit, low level wc, pedestal washbasin, strip light and shaver point, vaulted ceiling with exposed timbers and velux window.

SECOND INNER HALLWAY

vaulted ceiling, exposed timbers, arched window, radiator.

BEDROOM 2

vaulted ceiling, exposed timbers, arched double glazed window, door to garden, 2 radiators.

BATHROOM

cased bath, hot and cold shower mixer, pedestal washbasin, low level wc, shower cubicle with a thermostatic shower unit, upright chrome towel rail/radiator, extractor fan.

BEDROOM 5

vaulted ceiling, exposed timbers, velux window, radiator.

BEDROOM 4

arched window overlooking the garden, vaulted ceiling, exposed timbers, radiator.

WAVENEY COTTAGE

Split stable style door to:-

GOOD SIZE ENTRANCE HALL

with vaulted ceiling, exposed timbers, 3 radiators.





FEATURE KITCHEN/LIVING ROOM

with vaulted ceiling, exposed timbers, square bay window with sealed unit double glazing, split stable style door to garden, kitchen area with oak fronted units, single drainer sink, integrated washing machine and dishwasher, refrigerator, all with front decor panels, 4 burner electric hob, oven/grill, tiled splashback and wall cupboards, extractor fan, cupboard containing a Camray 5 oil fired boiler heating domestic hot water and radiator heating system, electric fuse box, 2 radiators.

BATHROOM

cased bath, hot and cold shower mixer, pedestal washbasin, low level wc, tiled splashback, electric strip light, extractor fan, radiator.

BEDROOM 1

vaulted ceiling, exposed timbers, 2 velux windows, 2 radiators, split stable style door to garden.

EN SUITE SHOWER ROOM

shower cubicle with a thermostatic shower unit, low level wc, pedestal washbasin, radiator, extractor fan, double glazed arched window.

BEDROOM 2

vaulted ceiling, exposed timbers, arched double glazed window, radiator.

BEDROOM 3

vaulted ceiling, exposed timbers, velux window and 2 further double glazed windows, radiator.

OUTSIDE

Both cottages overlook a good size central lawned area having 2 patio areas, pathways, variety of mature trees. To the rear of Waveney Coach House is a further enclosed lawned garden with substantial timber garage, oil storage tank. The property also has an extensive woodland area leading down towards the marshes providing a wonderful place for wildlife.

COUNCIL TAX BANDS

Waveney Coach House - E
Waveney Cottage - C

DIRECTIONS

Once you reach Haddiscoe on the A143, turn into Priory Road and continue for 0.3 miles to the property which will be on your left hand side. please note to take the middle road when the last part becomes a private unmaded road.



WAVENEY COTTAGE











WAVENEY COACH HOUSE

Approx Gross Internal Area
124 sq m / 1331 sq ft

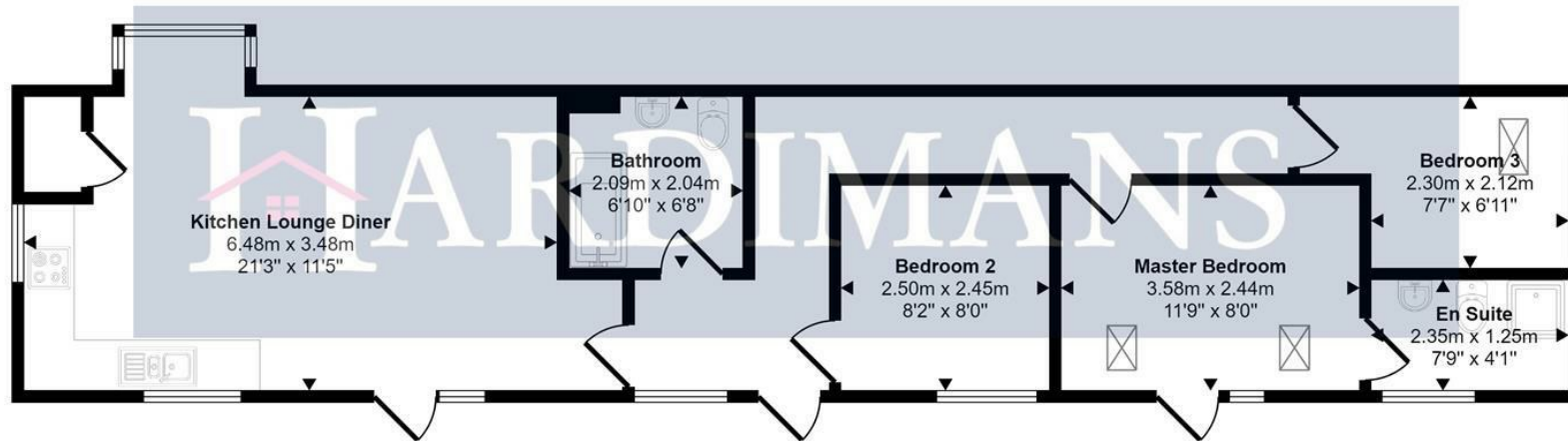
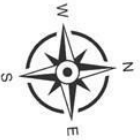


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WAVENEY COTTAGE

Approx Gross Internal Area
66 sq m / 713 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

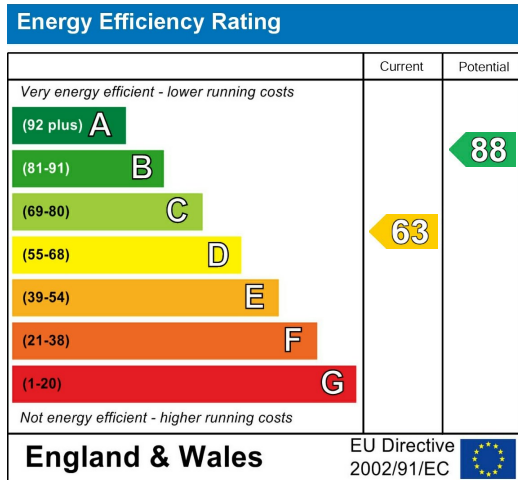


Area Map



Energy Efficiency Graphs

Waveney Coach House



Waveney Cottage



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

