



THE STORY OF

Chantry Cottage

Ashwellthorpe, Norfolk

SOWERBYS

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Ashwellthorpe, Norfolk
NR16 1EP



Superb Cottage

Sought After Location

Beamed Sitting Room

Sociable Kitchen

Bright Conservatory

Three Bedrooms

Three Bathrooms

Double Garage

Grounds of Approximately 0.33 Acres (STMS)



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“A charming period cottage...beautiful countryside and lots of walks.”

This splendid home is situated on an elevated plot, offering extensive countryside views. Throughout the years, Chantry Cottage has been sympathetically extended to craft this charming residence, and there is potential for further extension (STPP). The property showcases numerous period features, including an impressive inglenook fireplace with an oil-fired wood-burner, exposed wall and ceiling timbers, and open timber studs, which create a spacious and inviting atmosphere.

The entrance porch is ideal for storing coats and boots and leads into the dining room, featuring exposed timbers and open timber studs.

The sitting room is complete with an inglenook fireplace, perfect for snug winter evenings. Another standout feature is the impressive garden room, which is flooded with natural light and offers tiled flooring, providing an ideal additional sitting area.

The well-appointed kitchen boasts a variety of wall and base units, granite worktops, and a bay window with space for a table, offering a delightful spot to admire the garden and surrounding views. Additionally, for those requiring a ground-floor bedroom, Chantry Cottage accommodates with a perfectly appointed room adjacent to the bathroom.





The character is beautifully continued up to the first floor, where it serves a quaint principal bedroom with an en-suite shower and vast views over the garden and surrounding fields- a very inviting space to unwind. Bedroom two also enjoys these wonderful views, and there is also a separate shower room.

“The peaceful patio in summer and cosy oil burner in winter makes it so lovely.”

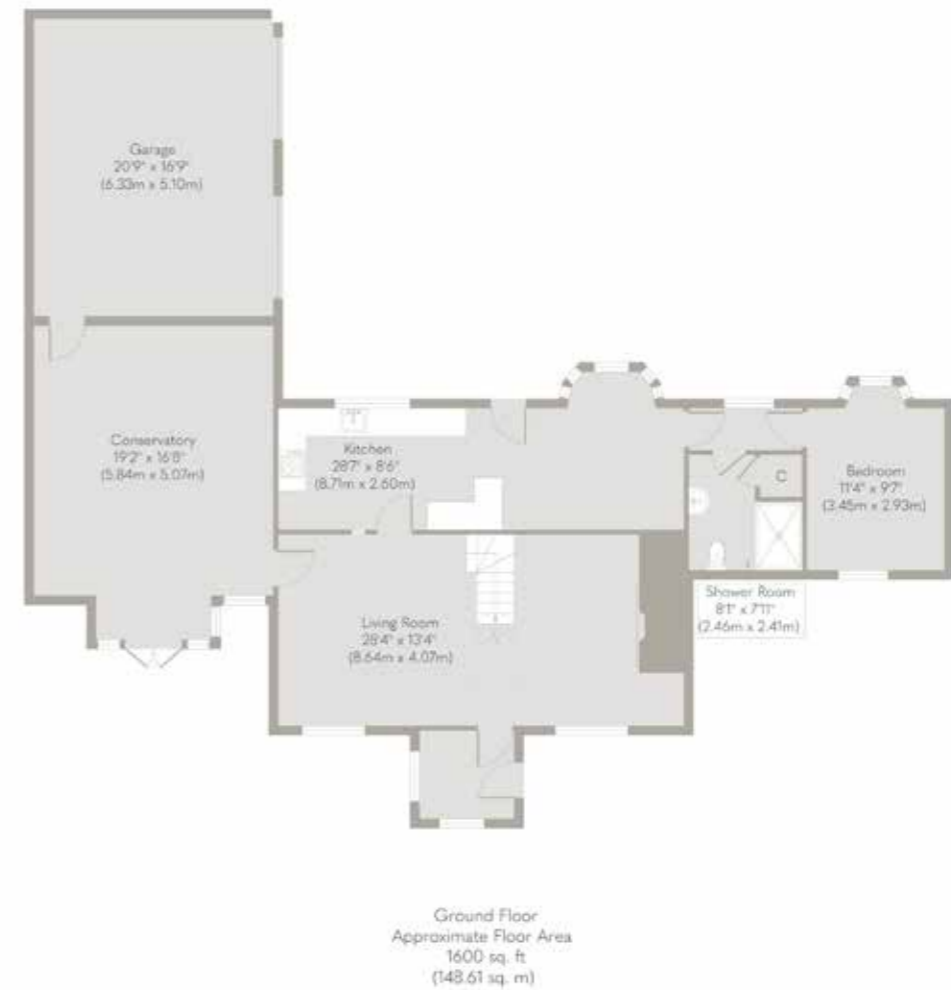


Externally, the grounds span approximately a third of an acre (STMS) and feature a sweeping gravel driveway leading to a parking area and access to the double garage.

The rear of the property boasts a lawn, laurel hedging, native hedging, a variety of fruit trees, and picturesque semi-undulating countryside views.

At the front, there is a paved terrace with a central water feature, mature hedging, and stunning views, providing an idyllic setting for relaxation and entertainment.

“Ideal for BBQ’s with friends and family.”



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



Ashwellthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



Ashwellthorpe, nestled approximately 10 miles southwest of Norwich, is a quaint village offering modest amenities. The village is graced by a church tower constructed in the late 13th century, complemented by a chancel added in the early 14th century. Notably, Ashwellthorpe Hall Hotel, originally the manor house of Sir Thomas Knyvett, traces its origins back to 1596. Today, it serves as a holiday retreat catering to disabled guests.

Just three miles away lies Wymondham, a vibrant town renowned for its Abbey and boasting convenient train connections to Norwich, Cambridge, and London's Kings

Cross, ideal for commuters. Wymondham is a hub of activity, offering excellent amenities including a Waitrose supermarket and an eclectic mix of boutique shops, cafes, pubs, and restaurants.

Heading westward to Attleborough, one encounters a diverse range of amenities, including four schools, a town hall, shops, coffee houses, bars, restaurants, takeaway eateries, and medical services.

For those seeking leisure activities, nearby attractions include Banham Zoo, Melsop Farm Park, Hulabaloos, and Combat Paintball. Moreover, Attleborough hosts a bustling local market every Thursday, a tradition dating back to 1226.



Note from the Vendor



Chantry Cottage beautifully set within the Norfolk countryside.

“Great access to the coast, the broads, Thetford Forest and even Norwich”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///submitted.umbrellas.zest

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