



THE STORY OF

Moore's Cottage Farm

Alderford Common, Norfolk

SOWERBYS



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Moores Cottage Farm

Alderford Common, Norfolk
NR9 5NG

Characterful Home

Abundance of Period Features

Three Reception Rooms

Garden Room

Kitchen and Utility Room

Two Ground Floor Bathrooms

Ground Floor Bedroom

Three First Floor Bedrooms

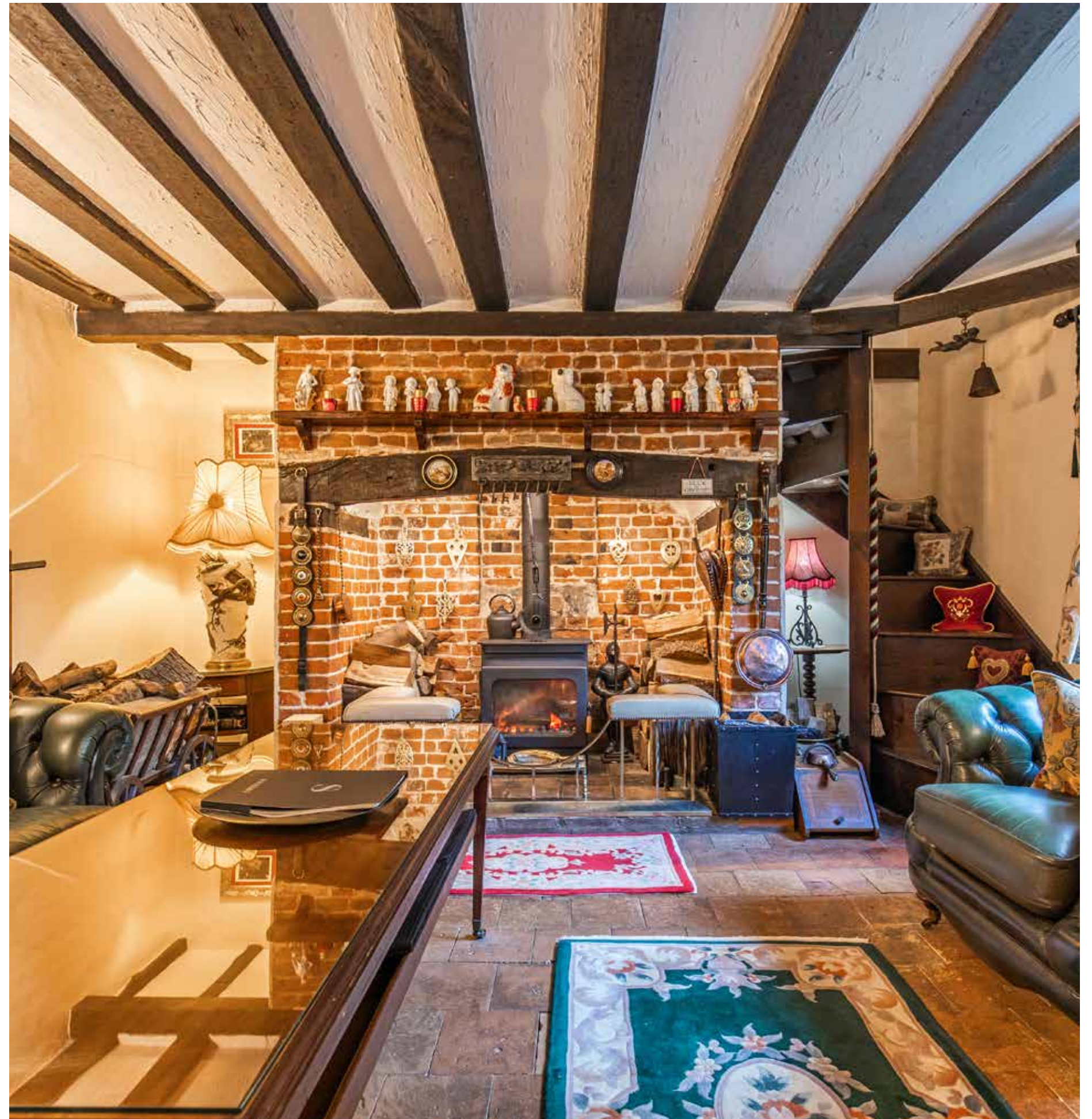
Two Bedroom Annexe

Courtyard, Gardens and Meadows
of Approx 2.66 Acres (STMS)

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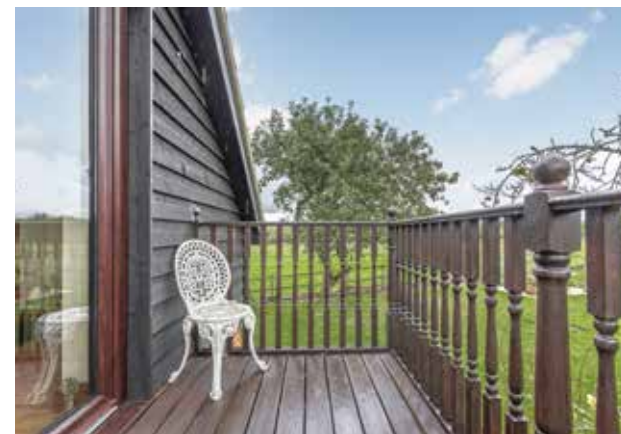


Moore's Cottage Farm is a superb, character-filled home with a warm and welcoming atmosphere. The sitting room exudes charm, featuring an impressive inglenook fireplace with a new wood-burning stove, exposed timbers, and pamment flooring. Adjacent to this is the atmospheric dining room, also rich in character, with exposed beams and a fireplace. Additional ground floor rooms include a well-appointed study and a welcoming inner reception hall, as well as a convenient cloakroom which is accessed via an outside door.

Upstairs, the first floor offers three generously sized bedrooms and a separate cloakroom. The principal bedroom also features its own en-suite WC.

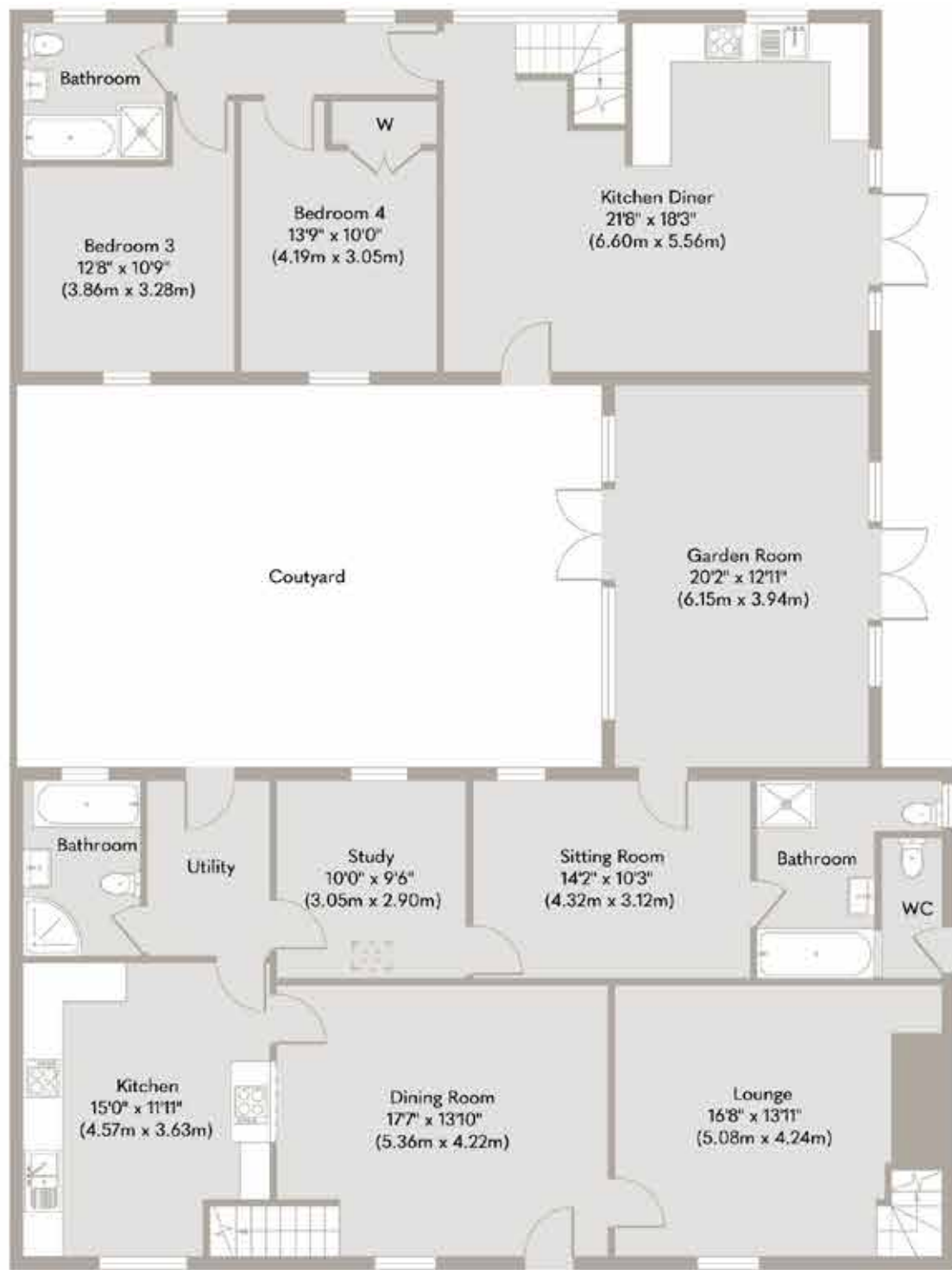
Across from the garden room, and accessible externally, is the superb annexe. It boasts an open-plan sitting area and a well-fitted kitchen/breakfast room. The annexe includes two well-proportioned bedrooms and a bathroom, with a staircase leading to a mezzanine floor that offers fantastic views through the gable-end window and balcony.

Outside, a gravelled driveway provides parking and access to the detached garage. The charming inner courtyard is a delightful space to enjoy, complemented by a lawned garden filled with a variety of shrubs. Beyond the garden lie the meadows, enclosed with post and rail fencing, featuring a double field shelter and wooden stables, all extending to approximately 2.66 acres (STMS).









Ground Floor
Approximate Floor Area
2,170 sq. ft
(201.59 sq. m)



First Floor
Approximate Floor Area
214 sq. ft
(19.88 sq. m)



First Floor
Approximate Floor Area
703 sq. ft
(65.31 sq. m)



Garage
Approximate Floor Area
506 sq. ft
(47.00 sq. m)

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. Copyright V360 Ltd 2023 | www.houseviz.com

Alderford

RURAL CHARM IN THE
HEART OF NORFOLK



About ten miles north-west of Norwich, Alderford is a small, charming village, with a close community. Alderford Common provides a lovely place walks or blackberry picking, and Marriott's Way makes it an easy off-road cycle ride to the market town of Reepham, or further afield if you wish.



By road, Reepham is a little over three miles away, and offers a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.



Also within a couple of miles is Great Witchingham/Lenwade, which has a good village school, as well as a local shop, public house, garage, butchers, bakers, and cafe, and neighbouring Swannington church is host to a regular lunch club.

The village is set within the renowned Reepham High School and Sixth Form Centre catchment area.

Its central position ensures easy access into Norwich, as well as the market towns of Aylsham and Dereham, and the delightful north Norfolk coast and Norfolk broads are within easy driving distance.



Note from Sowerbys



“Moore's Cottage Farm is a superb, character-filled home.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 0086-2836-6747-9023-7701

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: ///kite.reinvest.dairies

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SOWERBYS

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 St Martins
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for the homeless

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Norfolk and
Waveney

 Cancer
Charity
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