



Nutmeg Cottage
6 School Road | East Rudham | Norfolk | PE31 8RF

FINE & COUNTRY

COTTAGE CHARM



In highly sought-after East Rudham, this wonderful brick and flint end of terrace period cottage offers a good-sized landscaped garden and off-street parking for two vehicles within a gated driveway. The property has been renovated in recent years with new windows and is superbly presented throughout. Outside there is a row of three useful outbuildings and, to the rear of the property, a terraced area for entertaining. Perfect as a full-time residence or a weekend getaway with all that North Norfolk has to offer.



KEY FEATURES

- A Beautifully Renovated Traditional Brick & Flint Cottage in a Highly Sought-After Norfolk Village
- Two Double Bedrooms
- First Floor Bathroom and Ground Floor Shower Room
- Sitting Room and Dining Room both with Wood Burners
- Modern Kitchen with Butlers Sink and Separate Utility Room
- Generous Garden and Off-Street Parking
- Row of Three Brick Built Outbuildings
- Gateway Location to the Norfolk Coast and King's Lynn Mainline Station just 13 miles
- The Accommodation extends to 950sq.ft
- Energy Rating: E

"I have owned the property for four years," the present owner explained. "Having always enjoyed my visits to North Norfolk, I decided that Nutmeg Cottage was just what I was looking for. I was attracted to its location and the accommodation that the property afforded."

So Much To Offer

"The cottage is a typical Norfolk brick and flint dwelling, which, at over two hundred years old, has an innate charm," the owner said. "It was brought up to date in 2017 by the previous owners and is now very convenient for modern living." An end of terrace period cottage of brick and flint construction with a pantiled roof, Nutmeg Cottage offers spacious accommodation with features including wood burning stoves in the fireplaces in both the sitting room and dining room, pine latch doors, oil-fired central heating and recently installed double glazed windows within timber frames. In addition, there is a generous sized garden to the rear of the cottage, off-street parking in the driveway, and a useful range of small outbuildings. "I added a log burning stove to the sitting room and also a generous rear terrace for outside entertaining," the owner said when discussing improvements during their time at the property. "Fitted carpets have been laid throughout and extra storage cupboards added to the kitchen. The addition of a balustrade and handrail have increased the safety of the stairs and improved the visual aspect." When asked about favourite spaces at the property, the owner replied, "Although both the sitting and dining rooms have central heating, when the log burners are lit they provide a lovely ambience of cosiness and homeliness for those times that I'm entertaining. Christmases spent in the cottage have been memorable and always joyous occasions."





KEY FEATURES

The Outside

Set back from the road behind a small front garden with a box hedge boundary, there is off-street parking for two cars on an area of hardstanding in the private drive which is accessed through a double metal gate. To the left of the property a traditional outbuilding divided into three sections provides useful storage space and, to the rear of the property, a large lawned garden. There is the potential to extend the property subject to planning permission. "The cottage has three generous outbuildings," the owner said. "One is used as a general store, another as a log store and the third as a garden furniture store. Two years ago, I had an old shed removed and, in its place, an attractive garden terrace with limestone paving and brick walls has been created. This has proved a very useful addition to the entertaining space at the cottage. One feature of the cottage which has proved invaluable is the wide driveway, which comfortably accommodates two vehicles. If more space is needed, cars can easily be parked on the rear lawn."

Please note that as is often the case with many period terraced properties, the neighbour has the right of way over the rear of the property for putting out refuse bins etc.

On Leaving

"The cottage has been a real home to me and has been regularly enjoyed by family and friends," the owner said. "I will miss its homeliness, its warmth and its very cosy atmosphere. In the summer months, the outside terrace has been a blessing as it is a real suntrap, and it is always pleasant to sit out there and enjoy a few drinks."

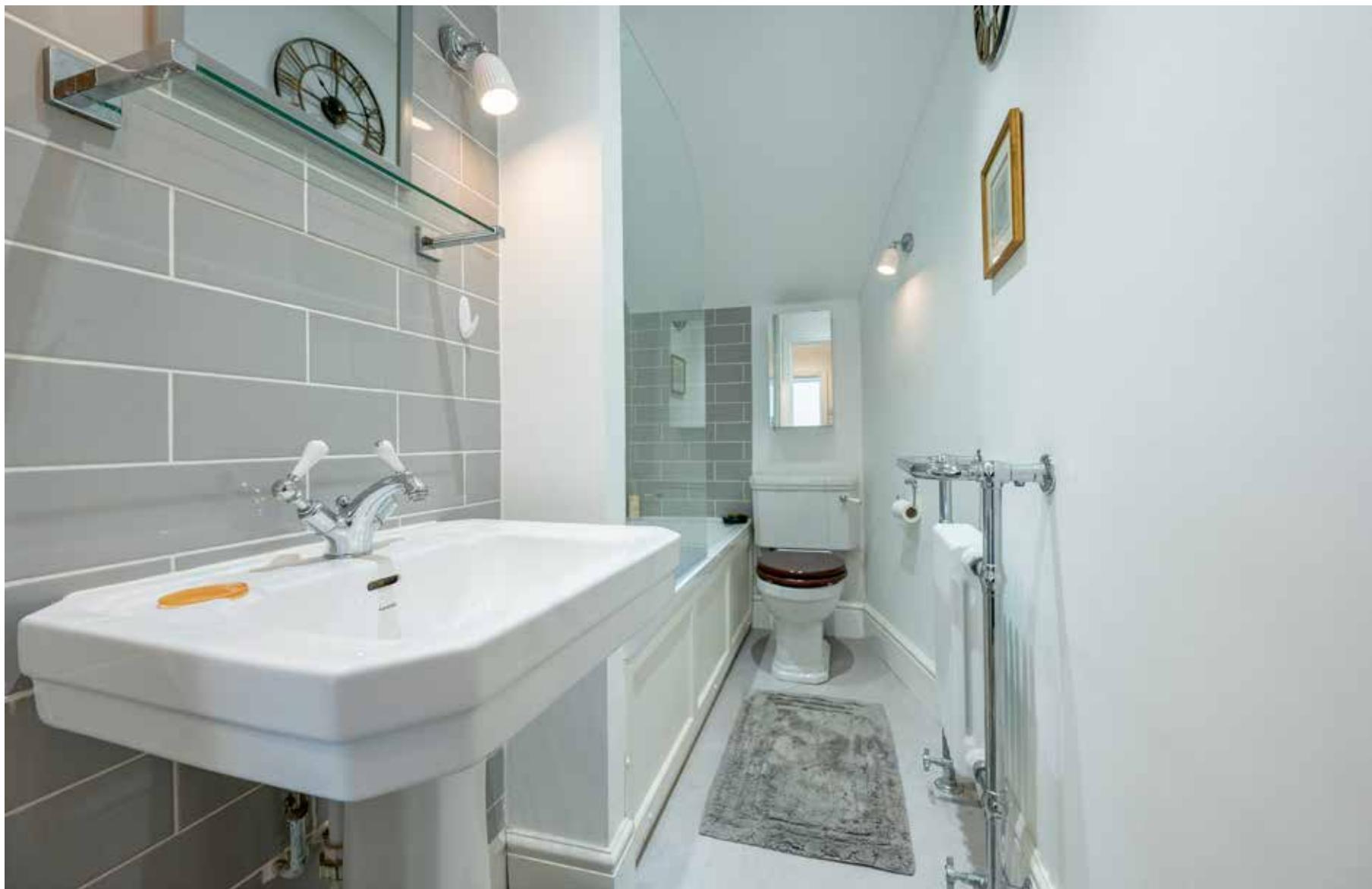




















INFORMATION



On The Doorstep

A small rural village, East Rudham is mainly comprised of period houses located around the village green, and offers some good local amenities. These include the popular The Crown Inn public house which overlooks the green and serves traditional ales and locally sourced quality food. "The Crown public house is a great asset to this small village," the owner said. "The village green also hosts a number of activities and events throughout the year as does the village hall, located only a hundred yards or so from the cottage. The mobile post office visits daily. There is also the Rudham Deli and Biagio's Tea Room, which both serve, amongst other things, refreshments and local produce." The village also has a well-regarded pre-school and primary school.

How Far Is It To?

There is also a regular bus service to both Fakenham and King's Lynn, the market town of Fakenham lying approximately 7 miles to the east, and the larger town of King's Lynn with its mainline station to Cambridge and London some 13 miles to the west. "The cottage is ideally situated for trips to the many fascinating villages along the North Norfolk coast, each with its own character and a wealth of shops and restaurants. In addition, there are a good number of stately homes including Sandringham which is only 6 miles away and Holkham Hall which is within 10 miles."

Directions

Leave Fakenham on the A148/Creake Road heading towards Kings Lynn. After 6 miles turn left towards School Road and then right onto School Road, whereby the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - vendor uses SKY

Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

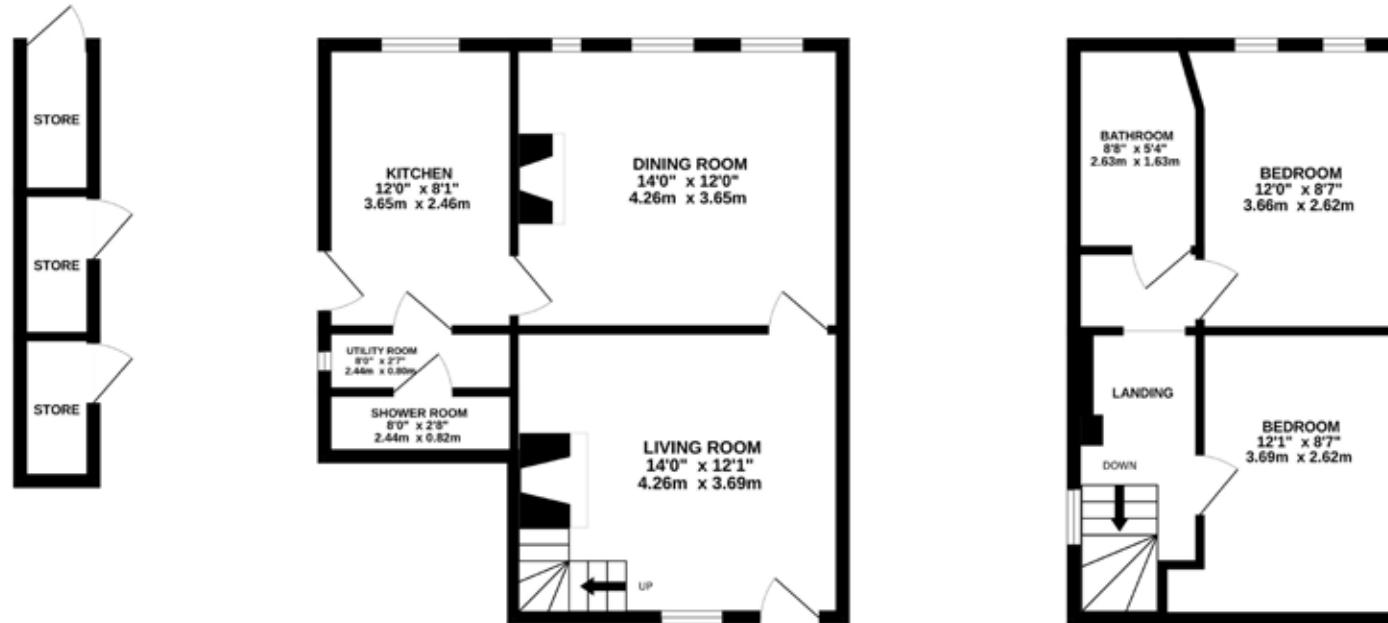
Kings Lynn & West Norfolk District Council - Council Tax Band B

Freehold

OUTBUILDING
57 sq.m (0.5 sq.m approx)

GROUND FLOOR
192 sq.m (20.7 sq.m approx)

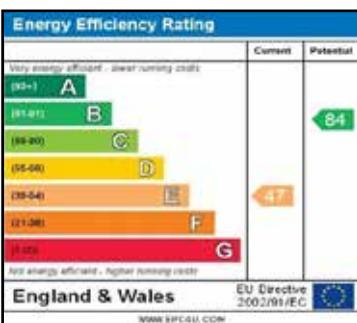
1ST FLOOR
140 sq.m (15.1 sq.m approx)



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal fittings and fixtures are approximate. 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. 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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