



East Church Street, Kenninghall, Norwich

Guide Price £650,000 - £675,000 Freehold

Energy Efficiency Rating : Na

- ✓ No Chain
- ✓ Grade II Listed Cottage
- ✓ Approx. 4.3 Acres (stms)
- ✓ Accommodation Over Three Floors
- ✓ Substantial Inglenook Fireplace
- ✓ Three/Four Double Bedrooms
- ✓ Garage & Studio/Workshop
- ✓ Gated Off Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







No Chain! This DETACHED GRADE II LISTED COTTAGE is equidistant to Diss and Attleborough, and offers approximately 4.3 ACRES of land (stms), and over 1800 Sq ft of accommodation (stms) including a HOME OFFICE/STUDIO, parking and STABLE BUILDING. Requiring some updating, the property offers scope for a potential purchaser to PLACE THEIR OWN STAMP on the property and ENHANCE the CHARACTER FEATURES - including the EXPOSED BRICKWORK, timber beams and the INGLENOK FIREPLACES. Within the sale of this home there are THREE PADDOCKS which make up over 3 ACRES (stms) and would be perfect as GRAZING FIELDS for those seeking EQUESTRIAN LAND along with the aforementioned stable building. The internal rooms include a dual aspect SITTING ROOM with WOOD BURNER, shower room, KITCHEN/DINING ROOM with AGA for cooking and heating, and snug/bedroom to the ground floor. THREE DOUBLE BEDROOMS and a family bathroom to the first floor and finally an ATTIC BEDROOM.

#### LOCATION

The property is situated in the popular village of Kenninghall which is in close proximity to a school, walking distance to day-to-day amenities including shops and post office, take aways and two public houses. There is also a new village hall which is nearing completion, playing fields and parkland with child's play areas. Diss & Attleborough are both nearby towns, providing further schooling, amenities and transport links via mainline train stations.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR16 2EP), but to help...From Norwich follow A11 come off at Hargham and follow the Hargham Road until the turning for Station Road is on the right hand side. Take this turning and follow through Eccles and Quidenham entering Kenninghall on the Quidenham Road. Head Straight over onto West Church Street and as the road becomes East Church Street the property can be found on the right hand side.

#### AGENTS NOTE

The land included in the sale is bisected by a public footpath.

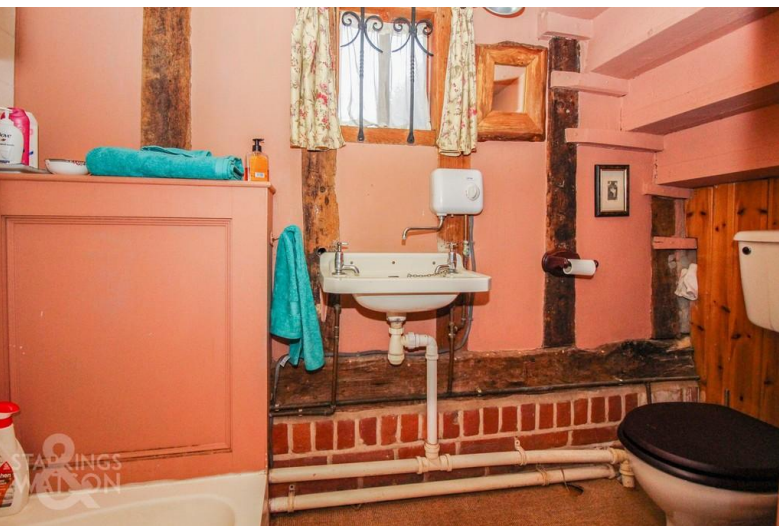
Adjacent to the property there is a shingle driveway which leads to the garage and parking. For pedestrian access, you step through a timber gate which is recessed into a beautiful brick walled boundary, where you find formal gardens which are laid as lawn, and a further brick wall opening leading to an area of garden that used to be an orchard.

Entrance door to:

#### ENTRANCE PORCH

Brick tiled flooring, radiator, window to front, cloak and boot storage space, exposed timber beams and brickwork, built-in under stair storage cupboard, smooth ceiling, oak wood door to:







### SITTING ROOM

20' 10" x 17' 8" Max. (6.35m x 5.38m) Exposed brick built Inglenook fireplace with recessed cast iron multi fuel burner with tiled hearth and timber bressumer beam with decorative carving, tiled flooring, radiator x3, double glazed window to rear, windows to side and rear, wall lighting, smooth ceiling with exposed timber beams.

### KITCHEN/DINING ROOM

17' 8" x 16' 10" (5.38m x 5.13m) Fitted range of base level units with complementary rolled edge work surfaces, and inset 'Adelphi' butler sink and drainer, pamment tiled flooring, 'Aga' recessed into a brick built inglenook fire place with timber beam, space for washing machine and fridge, stairs to the main bedroom, built-in pantry cupboard, windows to front and rear, door to rear garden, separate stairs to first floor landing, wall lighting, smooth ceiling with exposed timber beams, doors to:

### INNER HALL

Stripped wood flooring, radiator, inset ceramic butler sink with storage cupboard under, exposed timber beams, smooth ceiling, doors to:

### BEDROOM/SNUG

10' 2" x 9' 8" (3.1m x 2.95m) Feature cast iron period fire place, wood effect flooring, radiator, windows to front and side, wall lighting, smooth ceiling with exposed timber beams.

### SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, shower tray with electric shower over, fitted carpet, exposed brickwork and timber beams, radiator, window to side, smooth ceiling.

### STAIRS TO FIRST FLOOR LANDING

34' 6" x 6' Max. Some Restricted Height. (10.52m x 1.83m) Timber stairs with fitted carpet, windows to side x3, radiator x2, exposed brickwork and timber beams, built-in storage cupboard housing the hot water cylinder, doors to:

### DOUBLE BEDROOM

10' 10" x 10' 1" Max. Some Restricted Height. (3.3m x 3.07m) Stripped wood flooring, radiator, window to front, sash window to side, built-in storage cupboard, smooth ceiling with exposed timber beams.

### DOUBLE BEDROOM

10' 10" x 8' 4" (3.3m x 2.54m) Fitted carpet, radiator, double glazed window to front, built-in single wardrobe, smooth ceiling with exposed timber beams and loft access hatch.

### FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, panelled bath with mixer shower tap, tiled splash backs, fitted carpet, radiator, double glazed window to front, smooth ceiling with exposed timber beams.











### **DOUBLE BEDROOM**

17' 8" x 15' 10" (5.38m x 4.83m) Stripped wood flooring, radiator x2, stairs to the kitchen, windows to front, side and rear, exposed brickwork and timber beams, wall lighting, stairs to second floor attic bedroom, smooth ceiling with further exposed timber beams.

### **STAIRS TO SECOND FLOOR**

Stripped wood flooring, door to:

### **ATTIC BEDROOM**

15' 11" x 7' 5" Max. Some Restricted Height. (4.85m x 2.26m)  
Fitted carpet, radiator, window to rear.

### **GARDENS & GROUNDS**

The grounds for this property are divided into a number of sections including the private gardens immediately to the front and side of the property including The Orchard which is set behind a beautiful brick wall. Heading through a timber gate adjacent to the studio/home office you arrive at the parking area and access to the stable building. An area of vegetable patch with raised beds enclosed by high level hedging leads to a five bar gate which opens to the woodland area of gardens, housing a delightful pond and tree lined path guiding you towards the first paddock which measures approximately 2 acres (stms) - with a public footpath running through the middle. This path leads to a stream and another two paddocks of approximately 0.6 acres each (stms).

### **STUDIO/HOME OFFICE**

18' 2" x 14' 11" (5.54m x 4.55m) Doors and windows to front, power and lighting.

### **CAR PORT/LOG STORE**

11' 8" x 10' 1" (3.56m x 3.07m)

### **STABLE BUILDING**

31' 11" x 11' 8" (9.73m x 3.56m) Two stable doors to front.

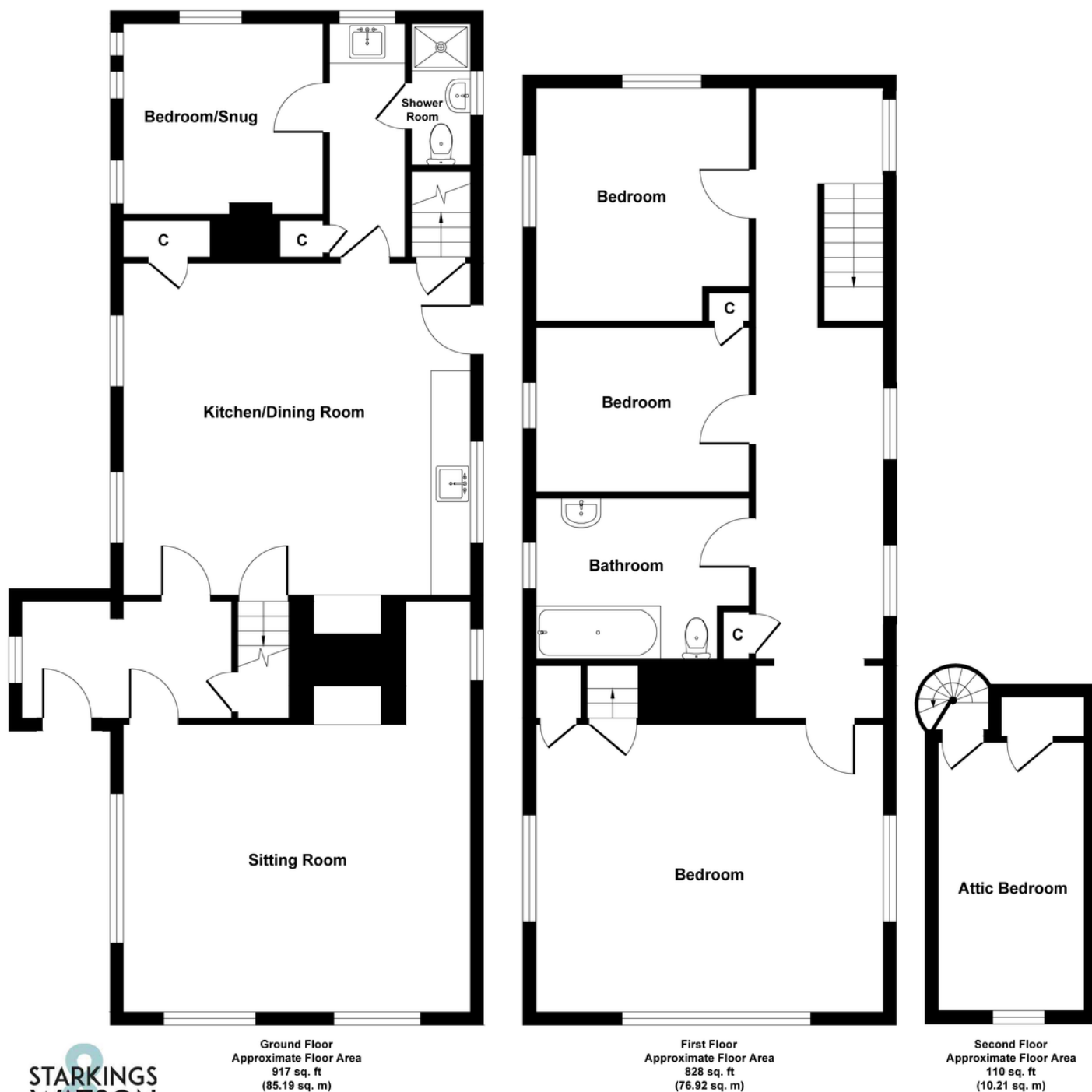
### **AGENTS NOTE**

The land included with this property has a public footpath which runs through it.









**Approx. Gross Internal Floor Area 1856 sq. ft / 172.42 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements