



Marsh Wall Cottage, Church Lane, Runham

£550,000 Freehold

Nestled amidst the serene beauty of the countryside fields, this remarkable 300-year-old cottage offers a unique blend of history, character, and modern comfort. Situated on approximately 4 acres of land (stms), with stables and paddocks ideal for equestrian pursuits, this property presents a rare opportunity for a discerning buyer seeking a charming retreat with ample space for various endeavours. Don't miss the opportunity to acquire this exceptional residence, awaiting a new owner to continue its legacy and create cherished memories for years to come.

Tenure: Freehold

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LOCATION

The village of Runham is 5 miles north west of the coastal town of Great Yarmouth, close to the villages of Thrigby, Filby and Stokesby. Runham is within easy reach of the beautiful Norfolk Broads and a short drive from the Norfolk coastline. This semi-rural area offers remote living for those who are seeking the country-side lifestyle, with a closeby post office in Filby and delightful café & public house in Stokesby. Plenty of wildlife can be spotted from your doorstep.

CHURCH LANE RUNHAM



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CHURCH LANE, RUNHAM

The initial arrival sets a grand impression for this approximately 300 year old cottage, which continues to impress throughout. There is gated access to your large driveway, providing off-road parking for all family members and visitors.

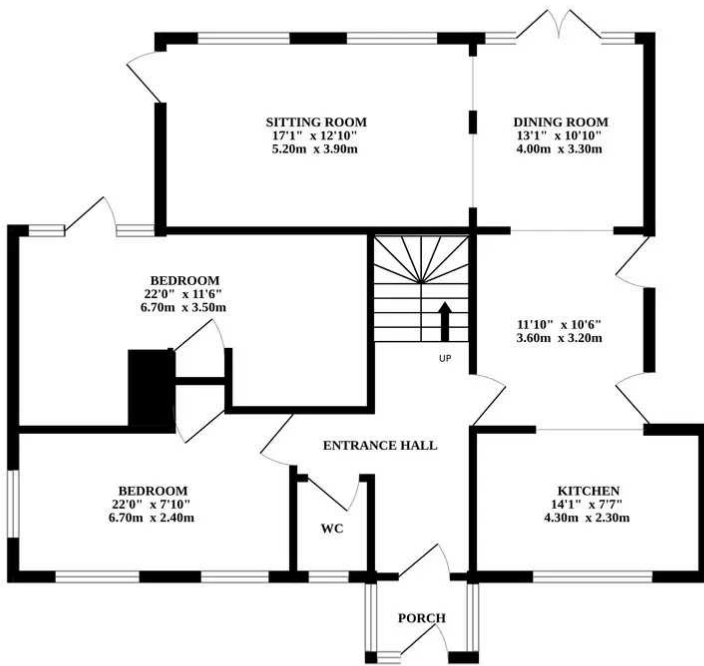
Upon entering you are greeted by a welcoming entrance hall, completed with a WC. Immediately capturing your attention is the property's original features, lovingly preserved to showcase exposed brickwork, wooden beams, and Flint stone walls that whisper tales of the current families memories.

At the heart of the home lies an open-plan kitchen/dining room, well-equipped with fitted units and appliances, including a rangemaster oven, to enhance your cooking experience. Offering ample amount of storage and counter top space for meal preparation. Seamlessly transitioning through the brick-built archways is a pleasant dining room, encouraging gatherings with loved ones. As you enter the delightful sitting room you will instantly feel the warm ambiance, accentuated by a charming wood burner stove. This is where you can present your most comfortable furniture and decorative items, to unwind and relax after a long day.

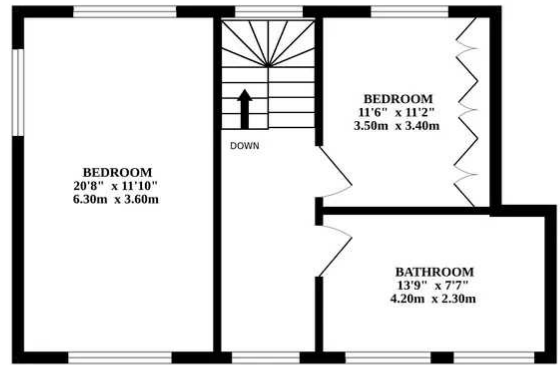
Spread across both floors, you will encounter four double bedrooms, each designed to offer you relaxation and privacy. The large bedroom positioned on the first floor, is currently used as a living room, featuring a log burner set within a fireplace. The elegant



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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