

# School Cottage, Ranworth

Offers in Excess of £800,000



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INDIVIDUAL PROPERTY SPECIALISTS



# INSIGHT

Set in grounds of two thirds of an acre (STMS) in the Norfolk Broads village of Ranworth, this Victorian cottage has been extended and improved to create a welcoming and spacious haven, and is offered with no onward chain.

Occupying an elevated position towards the edge of this picturesque and highly sought-after village, School Cottage sits centrally in its grounds and is surrounded by mature gardens giving an excellent degree of privacy. This delightful home is well-situated within the village, offering peace and seclusion, yet is only a short stroll from Ranworth's shop, Post Office, and well-regarded public house and restaurant, The Maltsters. St Helen's Church and Ranworth Broad Nature Reserve are a few minutes further distant, and there is scope for water-borne activities due to the proximity of Ranworth Staithe and marina on Malthouse Broad.

Ranworth is roughly equidistant between the Broads capital of Wroxham and the thriving village of Acle, both of which offer a range of amenities including supermarket, bank, library, medical centre and rail station and schools, and approximately 9 miles from the City of Norwich, offering a wealth of opportunity for shopping, entertainment and recreation, and which is a 90-minute train journey from central London, making it an ideal base within Norfolk.

Approached via a winding gravel driveway, which opens to a substantial parking area, this incredible home offers flexible living accommodation with five reception rooms, four bedrooms and a generous kitchen/breakfast room, having been carefully extended by the current owners to maximise the benefit of its plot, with a first floor lounge and study which enjoy extensive views over the adjacent Fairhaven estate and South Walsham Broad.

Originally a Victorian cottage, this home is full of character and charm. Open fires in the dining room and ground floor snug complement the property's oil-fired central heating to bring ambience and warmth to long winter evenings, whilst the generously proportioned modern rooms are flooded with light all year round thanks to the abundance of large dual- or triple-aspect windows in the property.

The welcoming front door of this property is sheltered from the elements by a brick-built storm porch, although the preferred entrance is to the side of the building. A rear lobby provides a convenient place to kick off muddy boots following a walk along one of the many nearby footpaths, and leads into the expansive kitchen/breakfast room for well-earned refreshment. This is just one of many areas in this home where entertainment and socialising can take centre stage, with the formal dining room







leading from this area, and a ground floor-sitting room complete with wood burner providing the perfect opportunity to withdraw and continue the conversation after a good meal.

A separate snug in the original part of the cottage could work perfectly as a small home office or a playroom if required, and a spacious ground floor bedroom with en-suite shower room is a restful sanctuary at the end of a busy day.

On the first floor, the owners have created an extensive lounge/dining room – a triple aspect room towards the rear of the house which integrates perfectly with the terraced gardens. Not only do the large windows offer beautiful views of the grounds and the vista beyond, but a set of French doors to the rear aspect lead out to a welcoming wooden deck perfectly positioned to catch the late afternoon sun.



There are three double bedrooms on the first floor, and a family bathroom, all of which are bright and airy spaces with plenty of natural light. The current owners have also made provision for possibly the ultimate in home working spaces on the first floor - a triple aspect purpose-built home office, which can be accessed through a concealed door in one of the bedrooms, or via an external spiral staircase to avoid the need for visitors to enter through the house. With its extensive countryside views, this is the perfect place to be productive, creative and inspired.



The exterior of the property is just as inspirational as the interior. The terraced garden is cleverly zoned to provide interest wherever you turn. From leisurely breakfasts on the East-facing patio to summer barbeques on the generous lawn, there are plenty of spaces to entertain - and with parking for at least eight vehicles in the driveway, there is plenty of room for guests to visit as well. Walking around the grounds, each part of the garden has a different character, and mature trees and hedging create beautifully framed views at every turn.

Properties in Ranworth rarely come to market, and homes of this size and character are seldom available. With approximately 2,500 square feet of living accommodation, a secluded location, and a generous plot, this versatile and charming country home is sure to prove popular - either as a principal residence or as a second home in the Norfolk Broads.

This outstanding home is exclusively available through Pendefords - The Individual Property Specialists, and early viewing is highly recommended.





# INDIVIDUAL

Four bedroom detached cottage • No onward chain  
Five reception rooms • Character features • First floor lounge  
Idyllic village location • Flexible accommodation • Ample parking









## IN DETAIL

Extended and improved by the current owners, School Cottage offers spacious and flexible accommodation comprising:

### On the Ground Floor

**Entrance Hall:** Smooth plastered coved ceiling, part glazed door to front aspect, stairs to first floor, doors to:

**Snug:** 3.63m x 3.68m. Two windows to front aspect. Smooth plastered coved ceiling, feature fireplace with exposed brick chimney breast incorporating open fire onto pamment tiled hearth, radiator, carpet.

**Dining Room:** 3.57m x 3.65m. Dual aspect room with two windows to front aspect and two windows to side. Smooth plastered coved ceiling, feature fireplace with exposed brick chimney breast incorporating open fire onto pamment tiled hearth, radiator, carpet.

**Kitchen/Breakfast Room:** L-shaped room. 5.92m max narrowing to 5.22m x 5.18m. Dual aspect room with windows to both side aspects and French doors to side garden. Smooth plastered ceiling with recessed ceiling lights, comprehensive range of fitted units incorporating integrated fridge, integrated dishwasher, four-ring halogen hob with extractor hood over, integrated single oven, integrated microwave, 1.5 bowl stainless steel sink with mixer tap, larder storage, plinth heater, wall-mounted radiator, understairs storage cupboard, laminate flooring, doors to:

**Rear Lobby:** Part glazed external door and window to side aspect. Smooth plastered coved ceiling, fitted cupboard housing plumbing for washing machine, oil fired boiler and hot water cylinder, laminate flooring.

**Cloakroom:** Two obscure glazed windows to rear aspect. Smooth plastered coved ceiling, dual flush W.C., vanity washbasin with mixer tap, laminate flooring, radiator.

**Sitting Room:** 6.08m x 3.69m. Triple-aspect room with two windows to front aspect, window to side aspect and French doors to rear garden. Smooth plastered coved ceiling, feature fireplace incorporating exposed brick chimney breast with recently-installed wood-burning stove, two radiators, carpet.

**Bedroom One:** 5.25m x 3.27m. Dual aspect room with windows to both side aspects. Smooth plastered coved ceiling, comprehensive range of fitted wardrobes, two fitted bed-side tables, two fitted



chests of drawers, carpet, radiator. Door to:

**En-suite Shower Room:** Obscure glazed window to side aspect, corner shower cubicle with shower over, smooth plastered ceiling, vanity washbasin with mixer tap, dual flush W.C., fully tiled walls and floor, extractor fan, radiator.

### On the First Floor:

**First Floor Landing:** Smooth plastered ceiling, built-in storage cupboard, refreshment station incorporating a range of base and wall-mounted units, integrated wine rack, sink with mixer tap, radiator, carpet. Doors to:

**Lounge/Dining Room:** 5.24m x 8.66m max. Triple aspect room with windows to both side aspects and French doors leading to wooden deck on the rear aspect. Smooth plastered ceiling with loft access, two radiators, carpet.

**Bedroom Two:** 3.05m x 3.68m. Window to front aspect. Smooth plastered ceiling with loft access, fitted double wardrobe and over-bed storage cupboards, radiator, carpet. Concealed door leading to:

**Study:** 6.10m x 3.76m. Triple aspect room with three windows to front aspect, one window to side aspect and one window and a part glazed door leading to an external spiral staircase to the rear aspect. Smooth plastered ceiling with loft access, two radiators, carpet.

**Bathroom:** Obscure glazed window to rear aspect. Smooth plastered ceiling, double shower cubicle, pedestal washbasin with mixer tap, dual flush W.C., fitted storage cupboard, fully tiled walls and floor.

**Bedroom Three:** 3.64m max x 3.68m. Window to front aspect. Smooth plastered ceiling, large built-in storage cupboard, radiator, carpet.

**Bedroom Four:** 2.68m max x 3.50m. Window to side aspect. Smooth plastered ceiling, built-in storage cupboard, radiator, carpet.

### Externally:

School Cottage is set centrally in a plot of 2/3 acre (STMS), bounded on all sides by mature hedging. To the front of the property, the garden is predominantly laid to lawn with mature floral beds, specimen trees and shrubs, and a long gravel driveway which leads around the property to a large parking area, providing off-road parking for at least eight vehicles.

This gives access to a detached **Double Garage** (5.94m x 5.95m), with twin automatic up-and-over garage doors, two windows and personnel door to rear aspect, window to side aspect, light and power.

To the rear of the property, the garden is terraced with steps leading from the gravel parking area up to the elevated rear lawn with timber pergola and wooden deck accessible from the first floor Lounge/Dining Room.

To the side of the property, a further garden area provides an Easterly-facing paved patio area, accessible from the Kitchen/Breakfast Room, a range of mature trees and shrubs, further well-stocked beds, and a timber shed.

**Tenure:** Freehold

**Council Tax Rating:** G





Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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**PENDEFORDS**  
INDIVIDUAL PROPERTY SPECIALISTS

Pendefords Ltd | Pendeford House, Chapel Lane, Coltishall, Norwich, NR12 7DR  
Registered in England & Wales N° 11765006

**01603 334433**

[www.pendefords.co.uk](http://www.pendefords.co.uk)

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