



Church Road, Swainsthorpe - NR14 8PR



Church Road

Swainsthorpe, Norwich

In a CHARMING NORFOLK VILLAGE setting, this unlisted DETACHED COTTAGE with ANNEXE seamlessly blends HISTORICAL CHARM with MODERN COMFORTS, offering a unique living experience. OVERLOOKING GREEN SPACE, the property occupies a GENEROUS 0.21-ACRE PLOT (stms), with the outdoor space inviting residents to embrace the great outdoors. A picturesque in-and-out driveway leads to the COTTAGE-STYLE GARDENS at the front of the property. The private, NON-OVERLOOKED rear GARDENS provide a tranquil retreat. Stepping inside, the property EXUDES a SENSE of WARMTH and CHARACTER, with GRAND EXPOSED FIREPLACES housing wood burners, exposed TIMBER BEAMS, and traditional latch and brace doors. Various UPGRADES have been completed in recent years including REPLASTERING, windows and DECORATION. Having been FULLY RE-ROOFED in 2024, the property is spread over approximately 1945 sq. ft (stms) of accommodation, the layout includes THREE FORMAL RECEPTION ROOMS, a kitchen, utility room, and a potential studio conversion. Additional spaces include a pantry, LARGE FAMILY BATHROOM, and THREE interconnecting BEDROOMS on the first floor.



The property also boasts a ONE BEDROOM EN SUITE ANNEXE with an adjoining GARAGE, providing further potential for various living arrangements. Conveniently located with easy access to Norwich and the A140, this is a residence that offers both character and functionality for the discerning homeowner.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Un-listed Detached Character Cottage with Annexe
- Approx. 0.21 Acre Plot (stms)
- Approx. 1945 Sq. ft (stms) of Accommodation
- Easy Access to Norwich & A140
- Three Formal Reception Rooms
- Kitchen & Utility Room with Studio for Conversion
- Three First Floor Interconnecting Bedrooms
- One Bedroom Annexe with Adjoining Garage for Further Potential

The popular village of Swainsthorpe, is located between the Cathedral City of Norwich and Newton Flotman. Excellent road links lead to Norwich, approx. 5 miles away, along with the A140 out of the county. The village offers a range of local amenities including a church, The Sugar Beat Restaurant and, play area. Newton Flotman under 2 miles away has a Primary School with an excellent Ofsted report, and a regular bus link to Norwich, Long Stratton and Diss, which also services Swainsthorpe.



SETTING THE SCENE

With an in and out driveway to front offering ample off road parking and turning space, a variety of mature hedging and shrubbery can be found to front enhancing the cottage style gardens with the main property as its backdrop. Situated overlooking open green space, gated access leads to the rear garden and annexe, along with the integral garage.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal space to meet and greet with room for coats and shoes and characterful timber latch and brace doors taking you to the main living spaces. Heading to your right, a study or snug room can be found with a grand feature inglenook fireplace with exposed brickwork and timber beam creating a focal point to the room, with one of the sets of stairs leading to the first floor. This versatile space offers a front facing window, and a door taking you to the main sitting room beyond. Also centred on a feature cast iron woodburner, this dual aspect room offers three windows to ensure a light and bright feel with fitted carpet underfoot. The dining room leads off the main hall, centred on a feature fireplace with a further inset cast iron multi fuel burner with a tiled hearth with tile flooring running through the space allowing the room to become a connection to the kitchen beyond and also a sitting or dining space to suit a new purchaser's requirements. A built-in storage cupboard can be found to one side with a further set of stairs rising to the first floor landing. From the dining room views can be enjoyed over the adjacent green space whilst a door takes you to a rear lobby. The family bathroom and kitchen lead off, with a useful walk-in pantry cupboard providing extensive built-in storage and shelving along with the electric fuse box. The family bathroom has been modernised in recent years, including a white three piece suite with a feature wall mounted hand wash basin and a mirror above, with a shaped panelled bath including electric shower and glazed shower screen, under floor heating, fully tiled walls and a vaulted ceiling with exposed timber beam above. The kitchen includes an L-shaped arrangement of base level units with wood effect work surfaces above and integrated cooking appliances including an inset gas hob and built-in electric double oven with an extractor fan above as well as built in dishwasher and fridge. Wood panelling runs around the room with tiled flooring underfoot and a door taking you to the rear porch. The rear porch provides a link to various outbuildings which offer potential along with a laundry room which houses space for a washing machine and tumble dryer, along with further work surface space. The rear workshop or garden room is currently used as storage but with large windows and a bright and sunny outlook could easily become a further reception living space with remedial works and any necessary planning constraints complied with.

Heading up the main set of stairs, a landing area creates the ideal occasional bedroom with a window facing to side, fitted carpet underfoot and a built-in double wardrobe. A door leads to the main double bedroom with dual aspect views to the front and rear, including views over the green space and garden with a tree lined outlook to both sides.

A door takes you to a further bedroom space with stairs taking you down to the study or snug room, with a range of built-in wardrobes and storage space and a low level door to a large loft storage area beyond.

The annexe building is self contained and separate from the main property and includes an open plan bedroom, sitting and kitchen space, with an L-shape arrangement of kitchen units and space for a fridge, with an inset stainless steel sink and drainer unit with a door taking you to the adjacent garage and a door taking you to an en suite shower room with a white three piece suite. The shower room includes tiled splash-backs and an electric shower, with tiled flooring underfoot. The garage offers further potential for conversion subject planning with double timber doors to front, smooth plastered ceiling with exposed timber beams and wood flooring underfoot creating the ideal living space or further studio.

FIND US

Postcode : NR14 8PR

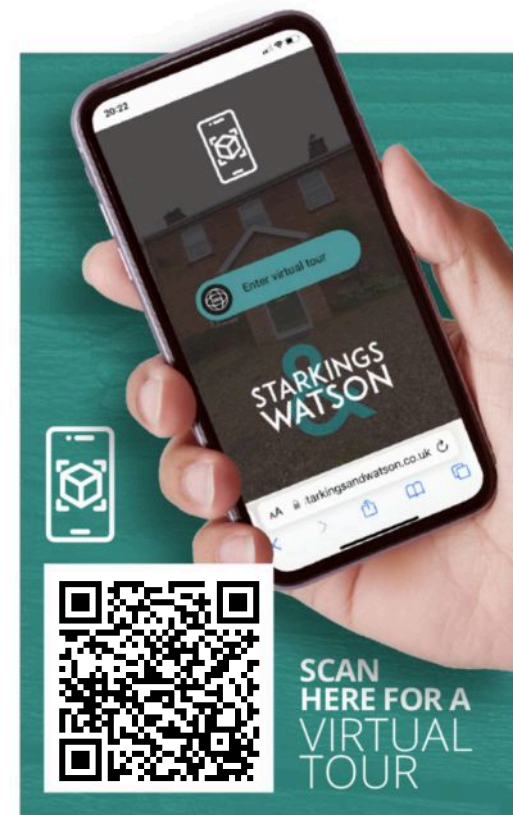
What3Words : ///porch.deflated.distanced

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is located within close proximity to a train line. Heating is provided using an Oil boiler, with cooking via LPG.



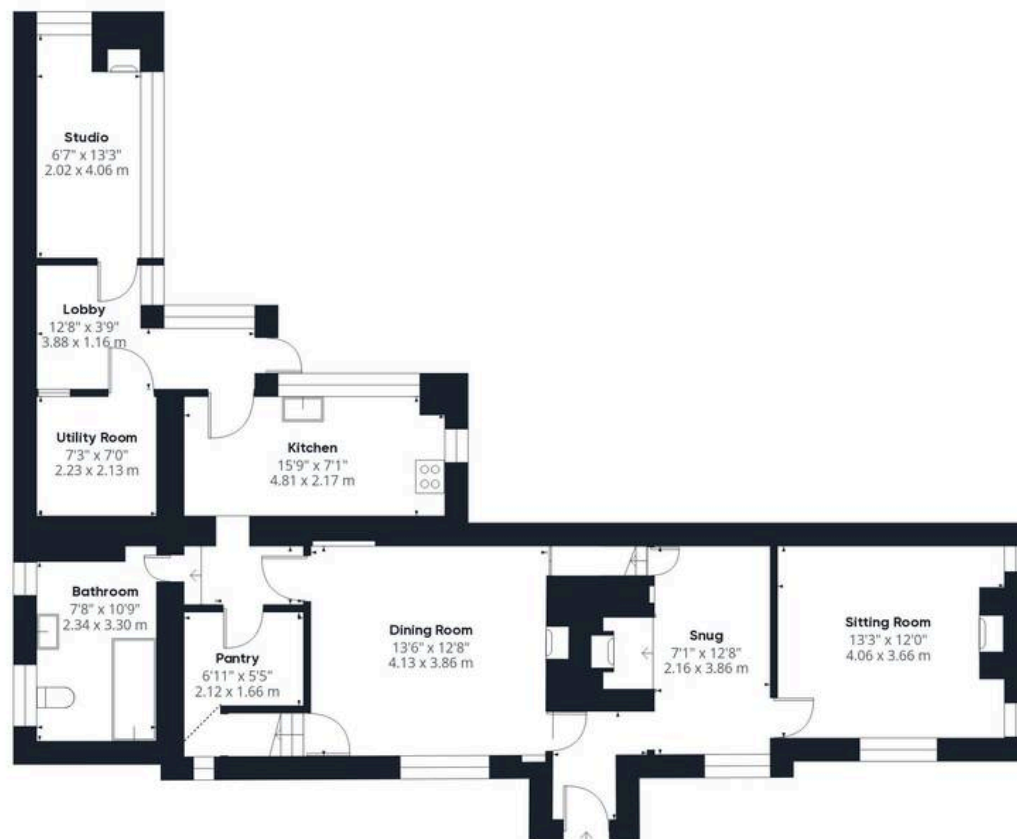




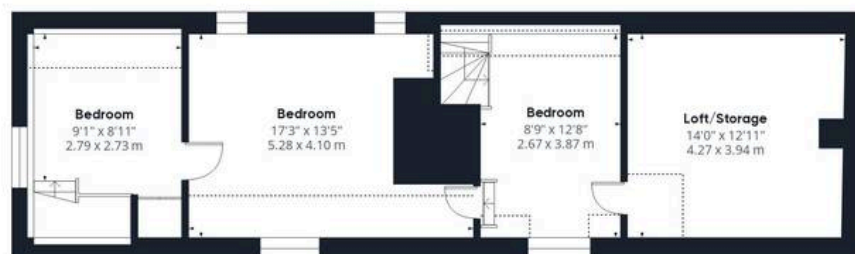
THE GREAT OUTDOORS

Occupying a 0.21 acre plot (stms), the property enjoys an in and out driveway and cottage style gardens to front, with private non-overlooked gardens to the rear. A courtyard style garden leads from the rear, providing access to the annexe and gated driveway. A raised patio creates the ideal entertaining space, with the main lawned expanse extending beyond. With two timber sheds and a vegetable plot, hedging and fencing encloses the garden, with a variety of planting on offer.

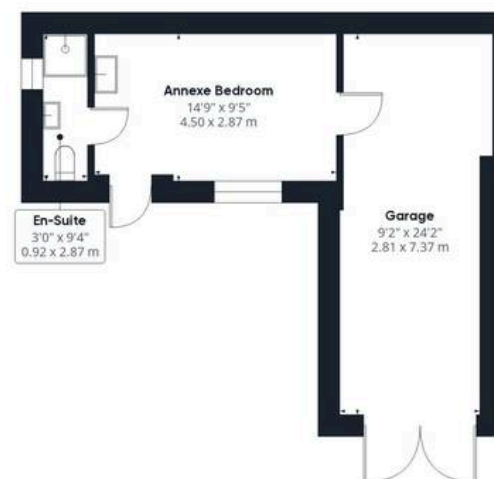




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1945.69 ft²

180.76 m²

Reduced headroom

107.2 ft²

9.96 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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