



Rectory Road, Tivetshall St. Mary - NR15 2AL



Rectory Road

Tivetshall St. Mary, Norwich

NO CHAIN. Built in the 1600's this Grade II Listed Cottage, steeped in history, offers a fantastic opportunity for those looking to put their stamp on a CHARACTER PROPERTY. With over 1600 Sq. ft (stms) of accommodation, the property is nestled in a 1.86-ACRE PLOT (stms), with a RANGE of OUTBUILDINGS. With EXPOSED TIMBER BEAMS and CHARACTER FEATURES throughout, the property enjoys THREE RECEPTION ROOMS offering versatility, along with a spacious 20' KITCHEN/BREAKFAST ROOM. Up to FIVE BEDROOMS provide AMPLE SPACE, while convenience is key with a W.C and GROUND FLOOR FAMILY BATHROOM. THE GREAT OUTDOORS beckons where the EXTENSIVE OUTSIDE SPACE offers a peaceful retreat from the hustle and bustle of daily life. Enveloped by a TREE-LINED SETTING, the property boasts a large private front garden or paddock, perfect for enjoying the serenity of rural living. The side and rear gardens are a gardener's paradise, featuring various outbuildings for storage or workspaces.

Council Tax band: E

Tenure: Freehold

- No Chain!
- Grade II Listed Cottage Requiring Updating
- Approx. 1.86 Acre Plot (stms)
- Array of Outbuildings & Storage
- Three Reception Rooms
- 20' Kitchen/Breakfast Room
- Up to Five Bedrooms
- W.C & Family Bathroom

Tivetshall St Mary is a popular rural village offering a post office, village hall and primary school. 5 miles South of Long Stratton and 6 miles North of Diss both offering an extensive range of amenities including doctors, dentists, vets, schools, supermarkets, and banking. Diss also boasts a mainline railway line to London Liverpool St (circa 90 mins).

SETTING THE SCENE

Set back from the road and approached via a long driveway, there is parking to front and side, along with access to the outbuildings. The drive is lined with hedged boundaries which sit along the front garden/paddock.



THE GRAND TOUR

The lean-to garden room offers full height windows to side and rear, with a hard standing floor, leading to the main entrance door. Stepping inside, the formal sitting room offers a feature inglenook fire place with an inset cast iron wood burner, with a timber beam, and tiled hearth, whilst fitted carpet can be found underfoot. With a range of character features including exposed timber beams to the walls and ceilings, and built-in shelving. A door takes you to the rear kitchen whilst a further door takes you to an inner hallway where the stairs rise to the first floor landing and a door takes you to the dining room - also complete with a range of exposed timber beams and a further feature fireplace. The front facing window floods the room with excellent natural light, with a doorway taking you to the rear lobby and also to the adjacent family room offering a range of versatile uses with a large side facing window enjoying garden views. The rear lobby includes a stable door to rear with doors to the kitchen and family bathroom, with tiled flooring underfoot. The kitchen includes a range of wall and base level units along with space for an electric cooker and general white goods. Four windows offer natural light to the side and rear, with ample space for a dining table. The family bathroom completes the ground floor with a white four piece suite including a bath with mixer shower tap, tiled splash-backs and tiled flooring. A lean to rear lobby offers a door to the garden.

Upstairs, the carpeted landing includes a range of built-in storage, with doors leading off to the five individual bedrooms. The main bedroom sits under a vaulted ceiling with exposed timber beams with dual aspect views to front and side, and potential to create an ensuite with sanitaryware already in situ. The second largest bedroom sits at the rear, whilst two of the further bedrooms originally formed a larger room and are now partially split to create two singles. The remaining bedroom sits at the end of the landing and includes a range of storage with an adjacent W.C with a two piece suite and tiled splash-backs.

FIND US

Postcode : NR15 2AL

What3Words : [///passports.afterglow.sandwich](https://www.what3words.com/passports.afterglow.sandwich)

VIRTUAL TOUR

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

AGENTS NOTES

The property requires remedial works to the left side gable. Due to the nature of the construction, timber frame and brick skin which was added in the 1930's, the brick wall is bulging. It is believed the tiled roof seeds on a reed bed. Full reports and surveys are available, but the property isn't believed to be secured against a mortgage. There is a well at the rear of the property.



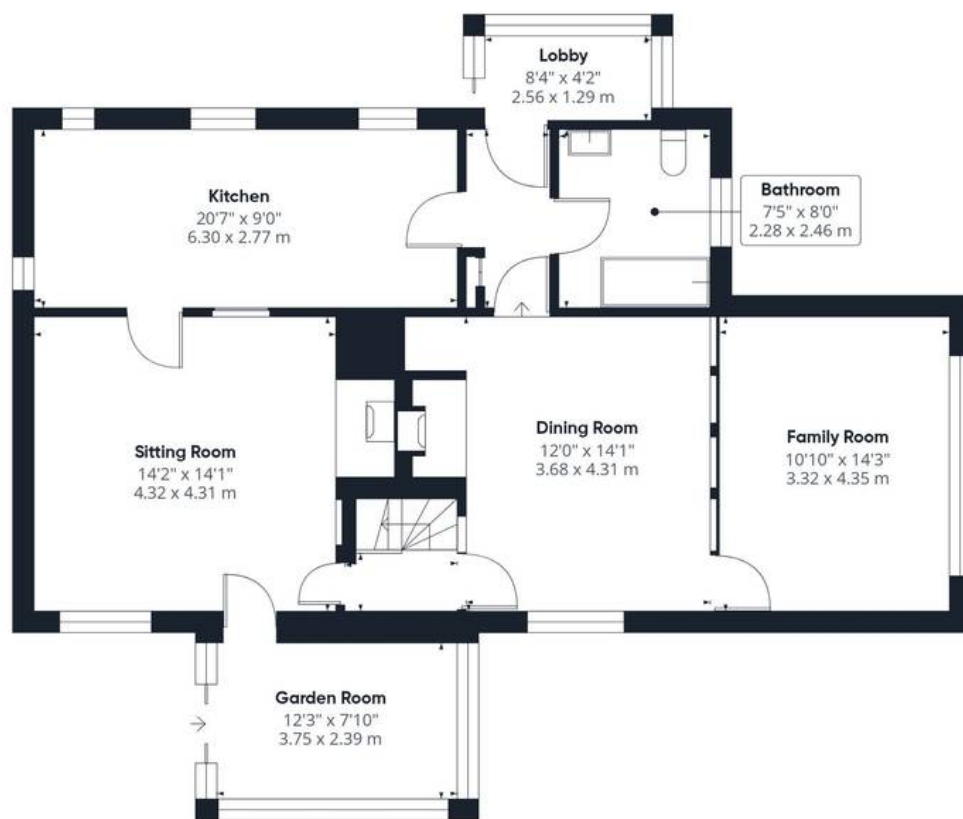




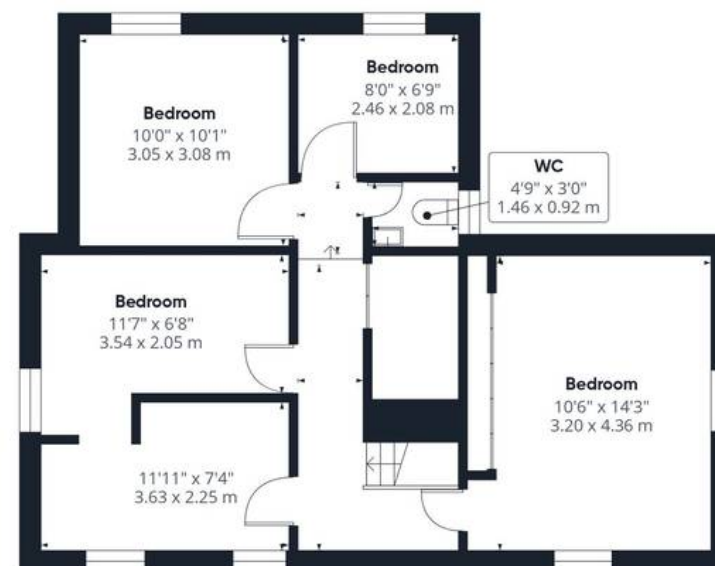
THE GREAT OUTDOORS

Occupying a large plot, the property enjoys a tree lined setting, with a large private front garden or paddock area, along with side and rear gardens which include various outbuildings. The gardens are mainly laid to lawn, with various planting, and huge potential to create formal driveway space or extend the property (stp).





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1606 ft²

149.1 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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