

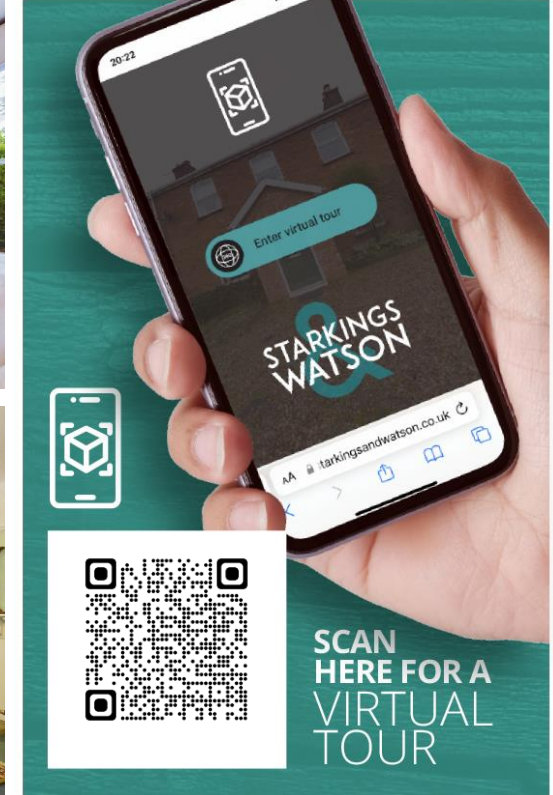
POST OFFICE ROAD

Lingwood, Norwich NR13 4AQ

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

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- No Chain
- 1800's Detached Period Home
- Extensive Workshops with Annexe Potential
- Period Features with High Ceilings & Sash Windows
- Two Reception Room
- Open Plan Kitchen/Breakfast Room
- Four Bedrooms
- Approx. 1/3 Acre Plot (stms)

#### IN SUMMARY

NO CHAIN. Dating back to the 1800's this DETACHED PERIOD STYLE residence includes a 1/3 ACRE PLOT (stms), EXTENSIVE OUTBUILDINGS and PARTIAL ANNEXE CONVERSION. Enjoying a NON-ESTATE SETTING with FORMAL GARDENS and a CENTRAL COURTYARD, the property offers many elements to make for an EXCITING FAMILY HOME or PROJECT. Having undergone SUBSTANTIAL ROOFING WORKS and new DOUBLE GLAZING to most of the house, the property is presented in MOVE-IN CONDITION, allowing a new buyer to place their own stamp on the internals. With OVER 2900 Sq. ft (stms) of accommodation, the main house is centred around a GRAND ENTRANCE HALL with a 25' BAY FRONTED SITTING ROOM, dining room, boot room, shower room and 24' KITCHEN/BREAKFAST ROOM with a separate UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the GALLERIED LANDING, with an EN SUITE BATHROOM and separate SHOWER ROOM. To the outside, the COURTYARD offers a well, with various FRUIT TREES and PLANTING around the garden.

#### SETTING THE SCENE

Situated on a corner plot, wrought iron double gates with brick pillars open to the shingled driveway which offers parking to the front and side of the property. A screen of mature planting can be found to the front and side boundaries, whilst raised beds can also be found to the side with a green house and garage building. There is ample

room to turn at the side, where the annexe entrance can be found.

#### THE GRAND TOUR

Heading inside the main house, an original stained glass leaded light door allows you to enter the grand hall, with a high ceiling, period detailing and stairs rising to the first floor galleried landing. Carpet runs under foot, with the hall leading to a useful boot room on the left hand side. The two front reception rooms are first to greet you, starting with the spacious sitting room, an extended space with a bay window to front and a feature open fire. A later addition includes the French doors which open to the lawned side garden, along with a sash window to front for excellent natural light. Opposite is the dining room, with a further bay window to front and feature fireplace. A picture rail and wall lighting add to the period feel. Heading back down the hall, the aforementioned boot room can be found, and a large walk-in shower room, with tiled flooring and a shower cubicle - this room is oversized, and could be re-purposed. The kitchen runs across the rear of the house, with a mix of tiled flooring and fitted carpet to demarcate the seating and dining spaces. The kitchen includes a range of wall and base level units, with integrated cooking appliances, exposed timber beams and full height windows and a door to the rear courtyard. To the far corner, a large utility room leads off, with its own self contained entrance from the courtyard, further storage and tiled flooring. Again, potential exists to re-purpose this room, with an L-shape external store room adjacent, currently housing the gas fired central heating boiler.

Heading upstairs, the galleried landing is split level and features an exposed wood handrail and painted balustrades to the stairs. Doors lead off to the four bedrooms, with two front facing symmetrical double bedrooms with sash windows, feature fire places and built-in storage. The main bedroom includes steps down to an en suite family bathroom with a separate shower cubicle and tiled splash



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Brundall Office on **01603 336556**



**Disclaimer:** 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.

Price:



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backs. The two further rear bedrooms are intriguing in their designs and layouts, with a shower room next door - an equally spacious room with potential to modernise the space.

The ground floor workshops and annexe buildings include a range of rooms. Two storage rooms are the first on your left from the courtyard, with historic farm equipment and storage built-in. The annexe section runs across the rear of the courtyard, and has been partially converted, with heating and plastering completed - some remedial works are now needed. With a reception/bedroom split into two sections by a central fire place, a potential kitchen includes double glazing and its own access door, along with a shower room with tiled splash backs.

#### THE GREAT OUTDOORS

The central courtyard is a unique feature, with a well and paving under foot. Surrounded by storage buildings, the main house and annexe, this completely private space is adorned with planting and is simply perfect for alfresco dining during the warmer months. A section of garden leads from the driveway as previously mentioned, whilst a door and arch from the courtyard lead to the lawned side garden. With planted beds and borders, hedging and trees, a wonder awaits for an experienced gardener, whilst grass runs around the majority of the space. Access leads to the storage/boiler room, along with French doors to the sitting room.

#### OUT & ABOUT

The Broadland Village of Lingwood is located East of the Cathedral City of Norwich having excellent transport links via Road and Rail. The village itself has an abundance of amenities including Village Shop, Post Office, First School, Junior School, recently completed play park and Public House. The near-by villages of Brundall and Acle offer a more comprehensive range of amenities as well as access to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### FIND US

Postcode : NR13 4AQ

What3Words : ///shorthand.foggy.congratulations

#### VIRTUAL TOUR

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

<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>Excluding balconies and terraces</p>	<p>Approximate total area<sup>m</sup> 2729.59 ft<sup>2</sup> 253.59 m<sup>2</sup></p> <p>Reduced headroom 15.16 ft<sup>2</sup> 1.41 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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