



Cottage Wood Lane, Buckenham - NR13 4HG





## Wood Lane

Buckenham, Norwich

This SUBSTANTIAL HOME and DETACHED ANNEXE/B&B BUILDING extends to some 3396 Sq. ft (stms) of accommodation. Having been a SUCCESSFUL B&B with TWO EN SUITE LETTING ROOMS and TWO ROOMS BELOW which were previously used for a home based business, the main property is the IDEAL FAMILY HOME with STUNNING VIEWS, whilst the DETACHED ANNEXE BUILDING offers a WEALTH of POTENTIAL. Standing in a PLOT close to 1 ACRE (stms), the property enjoys a SECLUDED SETTING with NO DIRECT NEIGHBOURS, with a RANGE of OUTBUILDINGS. Inside the main house, the 14' FAMILY ROOM makes the ideal entrance from the porch, with a SHOWER ROOM leading off. The main reception space includes a 20' DINING ROOM and 19' SITTING ROOM sitting either side of a feature fire place with an INSET WOOD BURNER. A garden room leads off, along with the 14' KITCHEN /BREAKFAST ROOM, PANTRY and UTILITY ROOM. Upstairs, FIVE BEDROOMS lead off a central landing with a large FAMILY BATHROOM.



- Detached Family Home with Panoramic Views
- Self Contained Annexe/B&B Building
- Double Garage with Home Office/Formal Kitchen
- Two Reception Rooms in Main House
- Kitchen with Pantry & Utility Room
- Five Bedrooms
- Private Gardens with Woodland Setting
- Approx. 0.95 Acre Plot (stms)

The popular rural village location of Buckenham offers easy access to Norwich and Great Yarmouth. The village is located close to the large villages of Lingwood and Acle which offer an extensive array of amenities including train stations, shops, post offices, school facilities, public houses and regular bus services. The village is well known for its abundance of countryside walks and rural views.

#### SETTING THE SCENE

Fronting open fields and surrounded by woodland, the property stands proud with a large gated driveway, and wrap around gardens. The main property stands to the left of the plot, whilst the annexe building is opposite as you enter, including an integral garage, side access to the ground floor former commercial rooms, and door to front where access leads to the two former en suite letting rooms.



## THE GRAND TOUR

Heading inside the main property, the side entrance leads to a porch with built-in storage, and into the family room and shower room. The shower room is ideal for a busy family, with a refitted modern interior comprising a three piece suite with storage, double shower cubicle and Aqua board splash backs. The family room is a versatile space, either as a reception room, or just as a meet and greet space. With a feature fire place, wood flooring and stairs to the first floor, French doors lead out to the garden, with doors internally to the further reception rooms. The dining room is adjacent, centred on an exposed brick fire place with an inset cast iron wood burner, and door to the sitting room. With a further fire place and wood burner, views can be enjoyed to front over the garden and fields, with fitted carpet under foot, and double doors into the garden room. An extension to the living space, and enjoying garden views, a smooth plastered ceiling allows for all year round use, whilst providing a panoramic picture of the garden. The kitchen completes the downstairs, with a built-in breakfast bar, inset gas hob and built-in electric double oven, space for white goods and walk-in pantry cupboard. The rear lobby leads to the utility room which extends the kitchen storage, whilst providing space for white goods. Upstairs, the five bedrooms lead off the central landing, with the two large double bedrooms facing to front, with outstanding views, including the master bedroom offering a walk in wardrobe. The family bathroom is at the end of the hall, with a four piece suite including a corner panelled bath and further storage.

The annexe building is detached, with the garage integral, accessed via an electric up and over door to front with power and lighting. The two ground floor rooms were once a commercial business, and include a built-in kitchen, and adjacent storage. The front entrance hall leads to carpeted stairs with a velux window, and doors leading off. The two rooms have been used as an open plan living/bedroom for B&B guests, including two en suite shower rooms with Aqua board splash backs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

## FIND US

Postcode : NR13 4HG

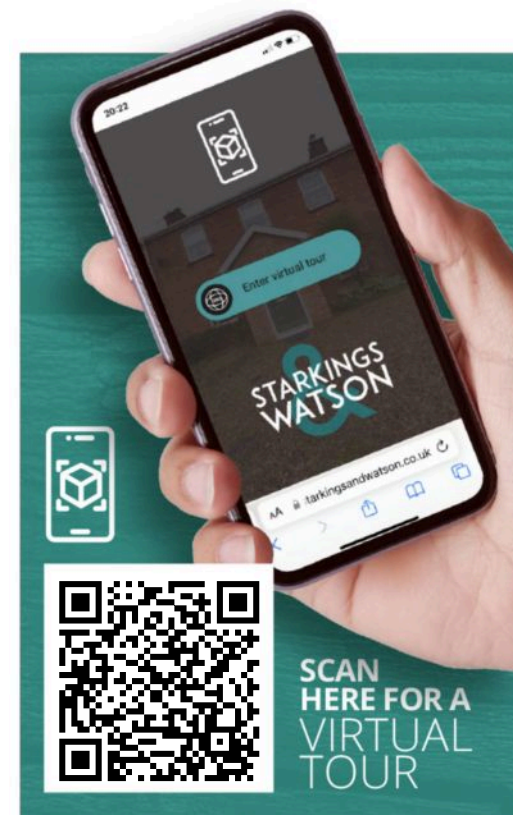
What3Words : ///whiplash.unframed.melon

## VIRTUAL TOUR

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

## AGENTS NOTE

The property utilises a septic tank for its sewerage. Oil fired central heating and a wood burner with back boiler are installed in the main property along with solar for hot water. The annexe building runs on LPG heating.









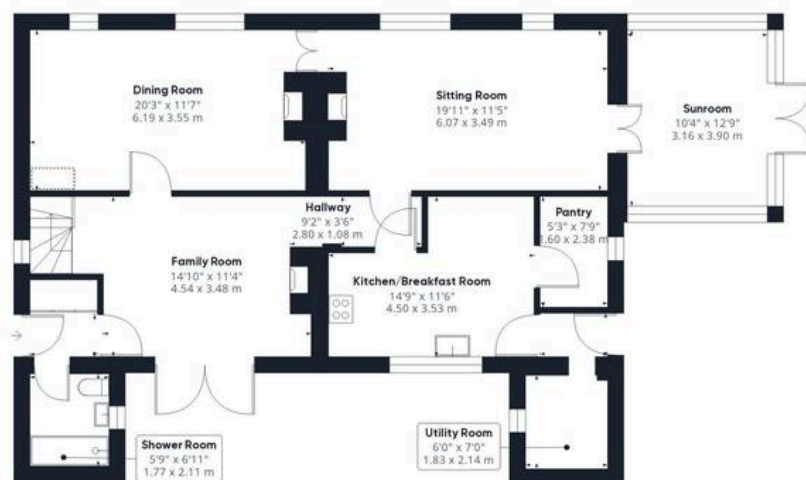


## THE GREAT OUTDOORS

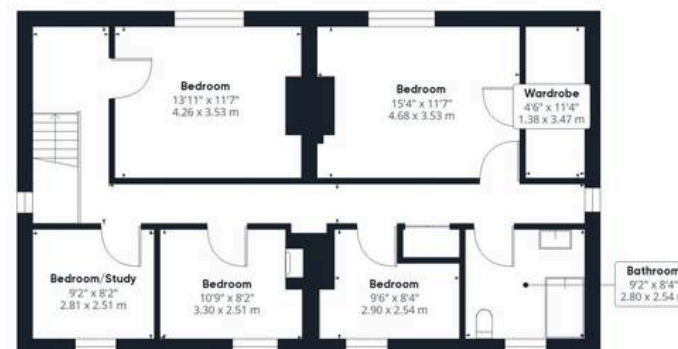
The property sits to the front of the plot, with lawned gardens to the side and rear. With many years of careful planting and cultivation, this secluded setting offers a wealth of mature trees and well stocked beds, along with a vegetable garden, pond, and various seating areas. To the rear of the plot, several storage buildings can be found, along with a side gated access where vehicular access can be gained via a neighbouring roadway.



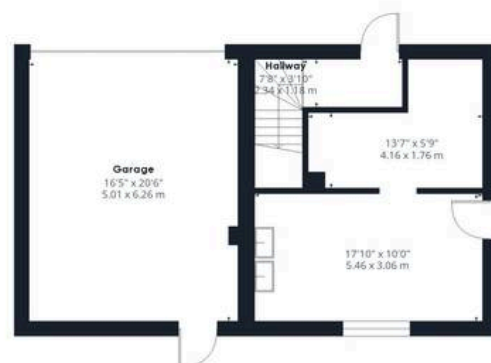




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

3396.79 ft<sup>2</sup>

315.57 m<sup>2</sup>

Reduced headroom

158.48 ft<sup>2</sup>

14.72 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.