



Peacock Corner, Moulton St. Mary - NR13 3NF





## Peacock Corner

Moulton St. Mary, Norwich

This EXTENDED CHARACTER COTTAGE offers over 1420 Sq. ft (stms) of accommodation showcasing the PERFECT BLEND of traditional CHARM and MODERN COMFORT. Pleasantly set back from the road and occupying a 0.17 ACRE PLOT (stms) backing onto FREE FLOWING WATER, once inside, you are greeted by porch entrance, leading to an OPEN PLAN HALL with W.C and adjacent DINING ROOM. The 15' bay-fronted SITTING ROOM includes a FEATURE FIRE PLACE with a WOOD BURNER and EXPOSED TIMBER BEAMS - ideal for entertaining guests or relaxing with family. The 12' KITCHEN with adjacent CONSERVATORY offers a bright and airy space for culinary enthusiasts. Upstairs, THREE FIRST FLOOR BEDROOMS provide ample space for rest and relaxation. Additional features include the large FAMILY BATHROOM with both a shower and FEATURE BATH - ensuring convenience and comfort for every-day living. THE GREAT OUTDOORS await in the expansive rear gardens of this characterful cottage.





Embracing the peaceful countryside surroundings, the outdoor space includes a long lawned expanse, complemented by a raised patio seating area - perfect for enjoying outdoor gatherings and al fresco dining. A timber shed and wood store provide ample storage solutions, while the mature shrubbery and hedging add a touch of natural beauty to the landscape.

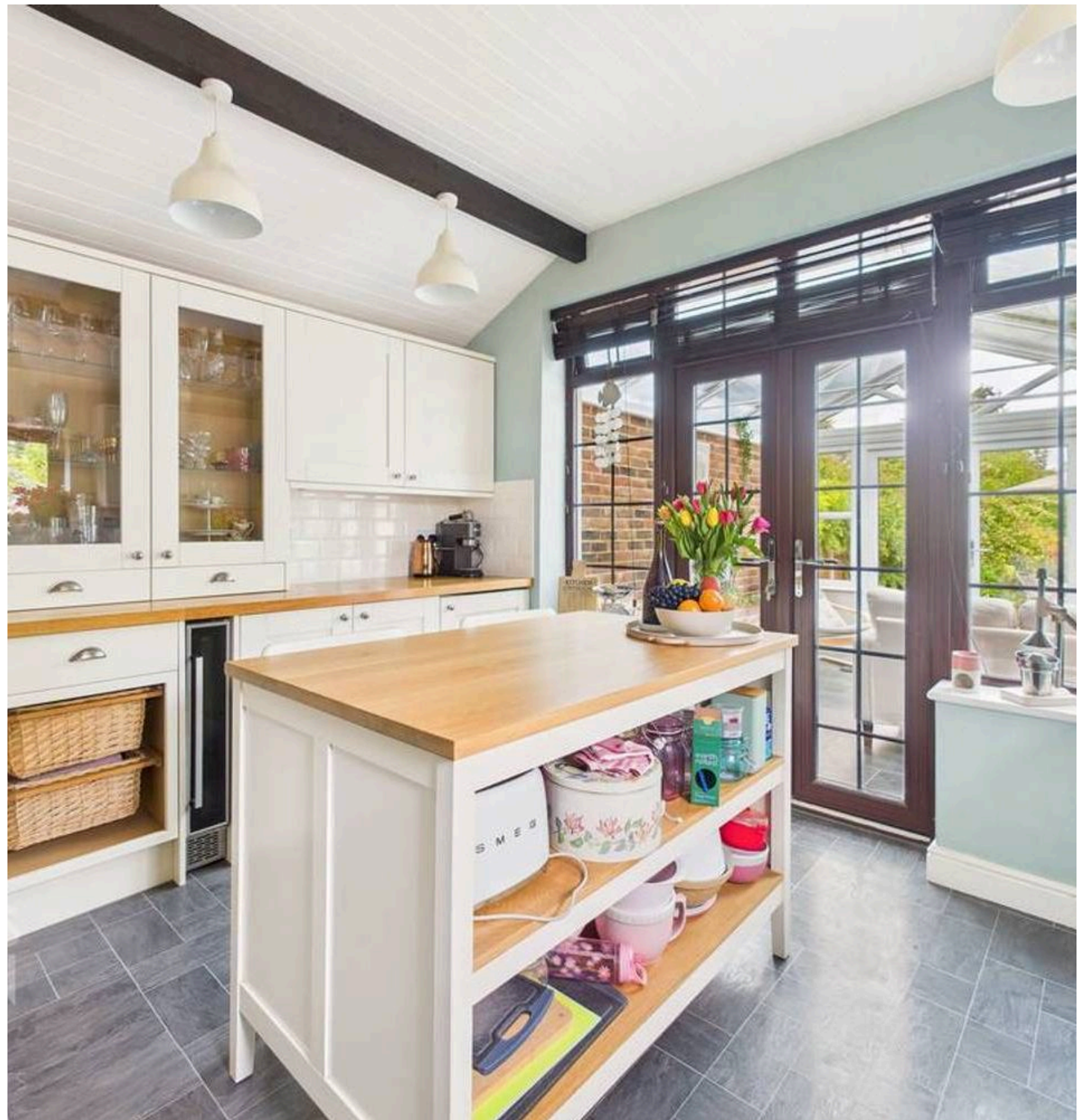
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Extended Character Cottage
- Over 1420 Sq. ft (stms) of Accommodation
- 15' Bay Fronted Sitting Room
- Open Plan Hall & Dining Room
- 12' Kitchen with Adjacent Conservatory
- Three First Floor Bedrooms
- Ground Floor W.C & Large Bathroom with Shower & Bath
- Approx. 0.17 Acre Plot (stms)

Moulton St Mary is a Rural Village just outside of the village of Acle. The village of Acle has a variety of shops, two small supermarkets, a pub and café. Schooling is well catered for with pre school, infant and junior schools, and High school. This thriving village is situated in the heart of the sought after Norfolk Broads, just 8 miles from the popular holiday resort of Great Yarmouth.



## SETTING THE SCENE

Approached via a shingle driveway with timber fence and brick built wall boundaries, ample off road parking can be found to front with double timber gates leading to a carport and further parking area. The carport offers huge potential for further development whilst also providing an open aspect to the garden beyond.

## THE GRAND TOUR

Stepping inside, the porch entrance offers large windows to the side, flooding the room with excellent natural light whilst also including a useful built-in storage cupboard and tiled flooring underfoot for ease of maintenance. A further door takes you to the main hall entrance with wood effect flooring underfoot where doors lead off to the main living space and kitchen. Within the dining room wood effect flooring flows underfoot with stairs rising to the first floor landing and useful built-in storage cupboard can be found below. Dual aspect views face to the side and rear whilst an opening takes you to the formal sitting room beyond the large walk in bay window. This characterful room includes exposed timber beams above and a feature brick built fireplace with an inset cast iron wood burner. Fitted carpet underfoot creates a cosy feel whilst you can enjoy views through the house and enjoy the character features within. From the hall entrance a useful ground floor W.C can be found with a white two piece suite including tiled splash-backs with the kitchen sitting beyond. The kitchen includes extensive built-in storage cupboards with space for a range style LPG gas cooker with extractor fan above, tiled splash backs run around the work surface and a range of storage cupboards include pull out drawers and glazed display units. A wine cooler is integrated while space is provided for a dishwasher and washing machine, with an integrated fridge. Dual aspect views can be found to the side and rear, with French doors opening up to the conservatory beyond - offering panoramic views down the garden. This light and bright extended living space offers exposed brickwork to one side, tiled effect floor underfoot and further French doors out to the rear garden.

Heading upstairs, the carpeted landing includes a useful built-in storage cupboard with doors leading to the three bedrooms. The main bedroom sits to the front with a part vaulted ceiling and exposed timber beams with twin built-in wardrobes. The two remaining bedrooms are both doubles in size with a useful built-in storage. Completing the property is the family bathroom which includes a feature rolled top bath, useful storage under the hand wash basin and a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower.

## FIND US

Postcode : NR13 3NF

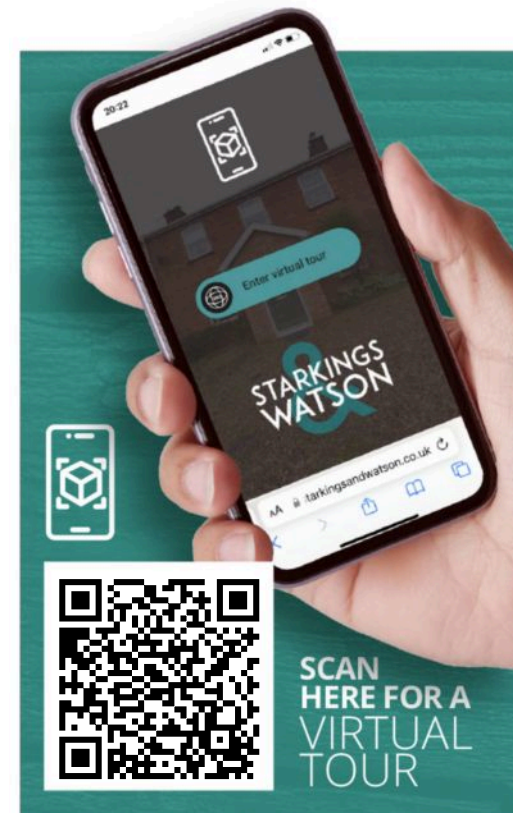
What3Words : ///improvise.written.drives

## VIRTUAL TOUR

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

## AGENTS NOTES

The property uses LPG for central heating and a private septic tank for drainage.







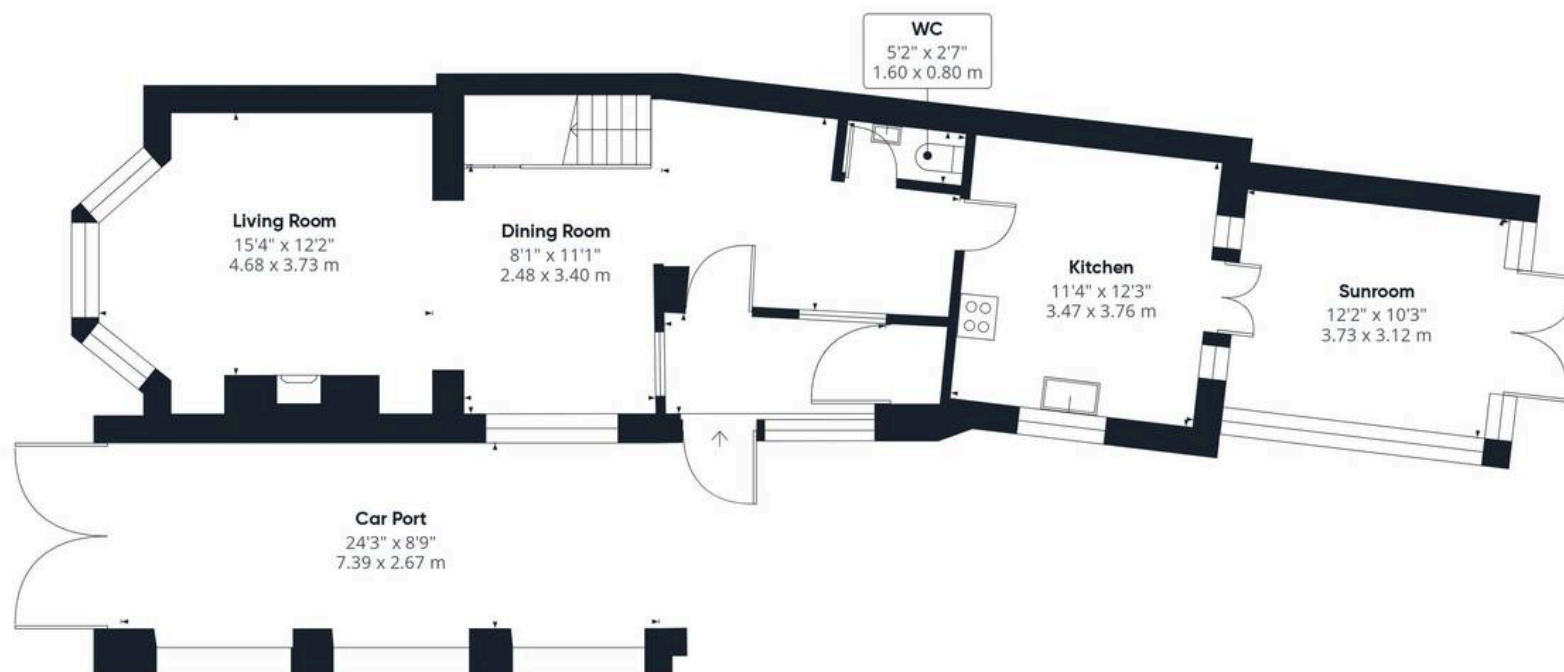




## THE GREAT OUTDOORS

Occupying a 0.17 acre plot (stms), the rear gardens offer a long lawned expanse with a raised patio seating area - creating the perfect space to entertain and dine al fresco. A timber shed offers extensive storage with a wood store beyond. Heading down the gardens, a range of mature shrubbery and hedging encloses the main central lawn, with a timber picket fence and gate opening up to a working garden with raised vegetable plots. A further timber gate leads to a useful seating area backing onto free flowing water and the marshes beyond. This secluded setting with the sound of running water and the panoramic views beyond creates the ideal serene Norfolk countryside setting.





Ground Floor



Floor 1

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

1427 ft<sup>2</sup>

132.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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





## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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.