



Heath Road, Banham, NR16 2DG

Guide Price £650,000 - £700,000

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Offered with NO ONWARD CHAIN and nestled within the rural Norfolk countryside, this substantial four bedroom detached cottage provides extensive accommodation in the regions of 3200 square feet with the advantage of a two bedroom adjoining annex.

The property is of traditional clay lump construction with the main house having a brick facade and believed to date back to circa mid 1800's whilst the annex was converted more recently in 1999. The annex is a fantastic addition to the property and currently generating an income of approximately £1100 per month (£13,200 per year) from two lodgers, which allows £7500 to be earned tax free. The annex will be vacant upon completion but there may be potential for the new owner to continue renting it out. With the convenience of its own entrance, the annex can be used completely independently making it ideal for a potential holiday let/Airbnb or to be used for multi-generation living.

This wonderful home boasts many charming features such as a bespoke farmhouse fitted kitchen, original brick flooring, batten and brace internal doors, sash windows, two fabulous fireplaces with wood burning stoves and a further fireplace in one of the main bedrooms.

The cottage sits in a fantastic plot of approximately 0.9 acre (sts) with many established trees including three pear, two plum and one apple. It boasts the most amazing views over fields and farmland. There is ample parking for several cars to the front and beyond this is a large pond bordered by mature trees. The gardens wrap around the property and are mainly laid to lawn and enclosed by fencing and hedging. In the rear garden there is a large Cattery consisting of three separate pens with living quarters and a garden area with safety corridor. These can stay or be removed by the seller prior to completion.

This truly is a wonderful opportunity to acquire a unique property and is not to be missed. Viewing would be highly recommended to fully appreciate what this home has to offer.





- Guide Price £650,000 - £700,000
- Two bedroom annex
- Approx 0.9 acre plot
- Multi-generation living
- Views over fields and farmland
- Accommodation in region of 3200 square feet
- Four bedrooms in the cottage
- Ideal for holiday let/Airbnb
- Character features
- Parking for several cars

