



Ingloss Lane, Loddon - NR14 6ED



Ingloss Lane

Loddon, Norwich

NO CHAIN. This DETACHED 1920's CHARACTER COTTAGE requires UPDATING and MODERNISATION, whilst offering over 2453 Sq. ft (stms) of accommodation and enjoying a 0.37 acre plot (stms). With PANORAMIC FIELD VIEWS to FRONT AND SIDE, substantial outbuildings require remedial work but offer STORAGE and POTENTIAL. The main roof was overhauled and RE-ROOFED in 2022 to ensure longevity. The accommodation comprises a PORCH ENTRANCE and HALL with PAMMENT TILED FLOORING, leading to the W.C, 20' SITTING ROOM with feature fireplace, garden room, 23' DINING/FAMILY ROOM with an intriguing GALLERIED WALK WAY, WALK-IN BAY WINDOW with FIELD VIEWS, and conservatory. The inner hall leads to a UTILITY SPACE and THREE BEDROOMS - all offering multi-use potential. Upstairs, the LARGE LANDING offers study space and BUILT-IN STORAGE, with TWO BEDROOMS, en suite and family bathroom.

Council Tax band: TBD

Tenure: Freehold

- No Chain!
- Detached Cottage with Huge Potential
- Requires Updating & Modernisation
- Approx. 0.37 Acre Plot (stms)
- Panoramic Field Views
- Approx. 2453 Sq. ft (stms)
- Two Large Reception Rooms, Garden Room & Conservatory
- Up to Five Bedrooms

Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

SETTING THE SCENE

Occupying a private rural setting with field views to front and rear, timber gates open up to a sweeping shingle driveway offering parking and turning space, with access leading to the main property and various outbuildings.



THE GRAND TOUR

Heading inside the main entrance door takes you to a porch entrance with pamment tiled flooring and exposed brickwork, with windows to front and side offering a light and bright entrance. A stable door leads to the main hall entrance which continues with pamment tiled flooring with stairs rising to the first floor landing and useful storage space below. Brimming with character and charm, exposed brickwork can be enjoyed whilst doors lead to the main reception space and kitchen. Heading off is a useful ground floor WC the two piece suite and tile splashbacks. The main sitting room enjoys dual aspect views to front and side, with a feature fireplace including an inset cast iron wood burner with exposed brickwork and stripped wood flooring underfoot. An opening takes you to the rear facing family/dining room with double doors to the conservatory and a door to the kitchen, with an L-shaped arrangement of wall and base level units. The kitchen offers windows to front and side, with space for general white goods and an electric cooker. Pamment tiled flooring runs underfoot with exposed brickwork, exposed timber beams and a side lobby. The garden room offers an extension to the main living space with French doors to rear, wood flooring underfoot and exposed brickwork. The family room offers a large living space with panoramic field views through the walk-in bay window, with a raised galleried walkway which leads to further bedroom accommodation on the ground floor. The feature fireplace includes exposed brickwork with exposed timber beams above. Twin sets of double doors take you to the conservatory which requires some remedial works, with windows to side and rear offering panoramic field views and tile flooring underfoot. From the family room, an inner hallway with stripped wood flooring continues through the door taking you to a useful utility room which is open plan to the kitchen - ideal for a breakfast table if required. Three bedrooms lead off the hallway, two with doors leading to rear and all enjoying field views. Potentially exists to remodel the space to incorporate an ensuite or bathroom area or utilise the rooms as study or reception spaces.

Heading upstairs, the large landing offers stripped wood flooring underfoot and a window to rear offering panoramic field views, with a useful built-in double storage cupboard. A door leads to the main bedroom which offers a range of built-in wardrobes with windows to the side and front, stripped flooring underfoot and a door to the adjacent ensuite - currently offering a two piece suite with a low WC and hand wash basin. Potentially exists to incorporate a bath or shower with dual aspect windows taking in the breath taking panoramic field views. The second bedroom offers an L-shaped design with fitted carpet underfoot, windows to front and side, built in wardrobe and exposed timber beams above. Completing the first floor is the family bathroom with a white three piece suite including tiled splash backs and a shower over the bath.

FIND US

Postcode : NR14 6ED

What3Words : ///blemishes.finishes.robe

VIRTUAL TOUR

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

AGENTS NOTE

The property uses a private septic tank.
The outbuildings have suffered some movement and require remedial works.



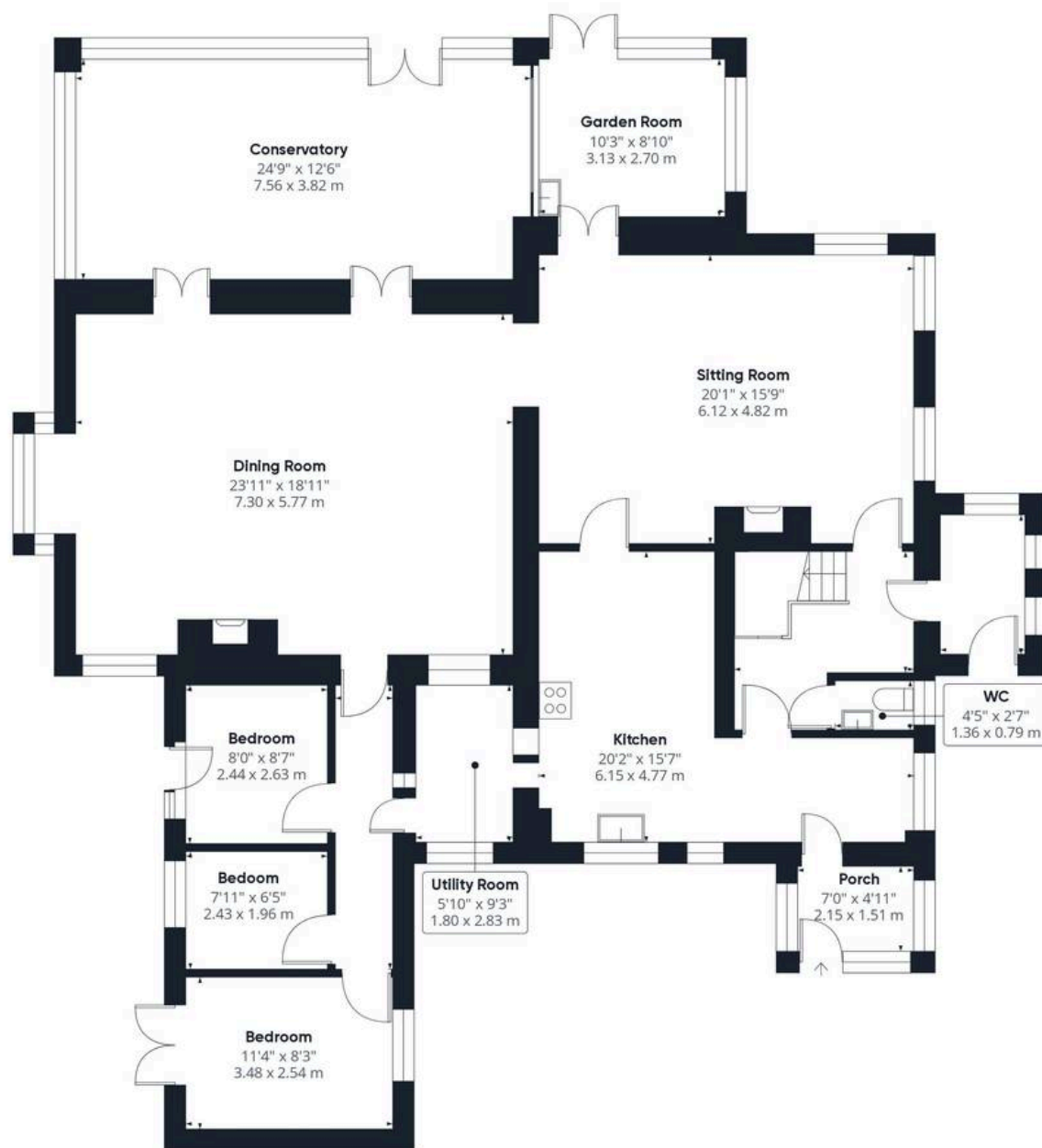




THE GREAT OUTDOORS

The property sits within the plot allowing for a large driveway and outbuildings to one side, and enclosed gardens to the other. From the driveway an area of grass can be found, with access to the oil tank. The main gardens have been left to the wildlife, and include a range of mature hedging and planting, along with a pond.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2453.74 ft²

227.96 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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