



Lodge Road, Feltwell, Thetford, IP26 4DN

welcome to

Lodge Road, Feltwell, Thetford

Be prepared to travel back into the early 19th Century WORLD OF CHARM AND CHARACTER. This cosy cottage will elevate your NATURAL SENSES and give you INNER PEACE. Set within it's own PRIVATE THREE ACRE GROUND (stms), you can enjoy your own WOODS with an ABUNDANCE OF WILDLIFE on your doorstep!

Summary

Fall in love with this detached, cosy cottage which is nestled within it's own woodland retreat. The current owners have enjoyed 15 years of living within this tranquil setting which is on the edge of the popular Norfolk village of Feltwell.

The village itself, whilst being approximately 45 minutes from the Norfolk coastal town of Hunstanton, boasts an array of amenities to suit all those that want to a village lifestyle. There is a selection of public houses, local convenience stores, fastfood outlets as well as good social activities. Residents also benefit from a primary school, a doctor's surgery, a pharmacy and a vet.

With Cambridge, Swaffham and Norwich all within an hour's drive and a direct rail line from King's Lynn and Ely into London King's Cross, this area will attract those that commute for their day to day work. It's easy to see the appeal of this location within easy reach of the wider world, yet enjoying the tranquillity and beauty of the Norfolk and Suffolk countryside.

With approximately 100sqm of accommodation, the cottage is best suited to semi retired couples who want to enjoy the outside space for gardening or creating your own allotment. However, there is Planning Permission for a Detached Bungalow which offers the opportunity for buyers who want to create separate living quarters for dependent family members or indeed a growing family!

A VIEWING IS ESSENTIAL TO APPRECIATE ALL THAT IS ON OFFER.

The Accommodation

Entrance door to:

Entrance Hall

With original door to front and window to side.

Sitting Room

12' 4" x 12' max. (3.76m x 3.66m max.)

With inset feature woodburner, two arched recesses, window to front, double doors to rear garden and radiator.

Dining Room

14' 1" x 10' 10" max. (4.29m x 3.30m max.)

With inset feature woodburner, window to front, radiator and archway to:

Kitchen

10' 7" max. x 10' 10" max. (3.23m max. x 3.30m max.)

With a range of wall and base units with worktop over, space and point for electric range cooker, sink unit with mixer tap over, integrated dishwasher, space for fridge/freezer and window to rear looking into the garden.

Boot Room

9' 7" x 5' 3" (2.92m x 1.60m)

With oil fired boiler, door to garden and window to side.

Inner Hallway

With built in storage cupboard, window to side and radiator.

Ground Floor Bathroom

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, bath with mixer tap over, window to rear and radiator.





First Floor Landing

With access to the loft space, window to rear and radiator.

Bedroom One

12' 5" max. x 12' max. (3.78m max. x 3.66m max.)
With wooden floors, some restricted head height and window to front.

Bedroom Two

13' 6" max. x 9' 4" max. (4.11m max. x 2.84m max.)
With wooden floors, built in units, some restricted head height, window to side and radiator.

W.C

With W.C, wash hand basin and built in storage cupboard.

Outside

The property is approached via secure double gates that screens the road and adds an extra degree of privacy and once shut, you are truly in a world of your own!

As you walk around the curtilage, you continue to discover the natural elements and the beauty of how mother nature evolves before our eyes.

There's an array of fruit trees and bushes, mature woodlands, plus a fenced in domestic back garden for you to enjoy the Sunny Southerly Aspect. There are currently Hobby Kennels within the grounds which can give new owners ideas for Stables or to erect new or more outbuildings to suit your requirements.



check out more properties at williamhbrown.co.uk



welcome to

Lodge Road, Feltwell, Thetford

- Secluded and Serene, Edge of Village Location
- Circa 1830's Detached Cottage with Two Double Bedrooms
- Three Acre Plot with Woodlands (STMS)
- Beautiful Farmland Backdrop
- Planning Permission for Detached Single Storey Dwelling
- Lapsed Planning to Extend Existing Cottage
- Character Features Throughout
- Huge Scope for Further Improvement

Tenure: Freehold EPC Rating: E

guide price

£550,000



Ground Floor



First Floor

directions to this property:

Find this property via What3words: [///lookout.heartburn.cloak](https://www.what3words.com/lookout.heartburn.cloak)

check out more properties at [williamhbrown.co.uk](https://www.williamhbrown.co.uk)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Property Ref:
BRD108471 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)