High House Cottages, High House Road, Beetley, Dereham, NR20 4BX

william h brown

welcome to

High House Cottages, High House Road, Beetley, Dereham

FANTASTIC PLOT - MUST VIEW! A delightful 3-bed cottage, occupying a private position down a peaceful road in Beetley. Offered for sale with no onward chain and beaming with potential, the property offers glorious grounds, multiple outbuildings, secure parking, stunning field views & more!

Description
Situated in the popular Norfolk village of Beetley is this deceptively spacious 3 bedroom semi detached Norfolk Cottage. The property sits on a glorious plot which measures approximately 0.28 of an acre (STMS), and benefits from a variety of plants, shrubs and fruit trees.

The accommodation is set over two floors and offers ample potential to be enhanced and modernised. Ground floor comprises; entrance porch, entrance hall, lounge and dining rooms with charming open fires, kitchen and separate utility. To the first floor there is two double bedrooms, a further single bedroom and a family bathroom.

To the outside of the property, there is ample off-road parking for multiple vehicles with a driveway laid to shingle and tree-lined with an adjacent garden space laid with lawn. To the rear there is tranquil garden area which overlooks superb fields to the rear, and benefits from numerous outbuildings. This includes an adaptable barn/workshop, detached garage and carport. The garden further benefits from a garden room giving panoramic views of the surrounding space.

A rare opportunity to acquire a rustic cottage, bursting with character, with ample potential to extend (subject to planning permissions) and modernise to bring the cottage to its true potential. Offered for sale with no onward chain.

The Accommodation
Double glazed external entrance door opening to;

Entrance Porch
Tiled flooring, double glazed windows to side aspects and door opening to;

Entrance Hall
Fitted carpet flooring, stairs rising to first floor landing and door opening to;

Lounge
11' 6" x 10' 5" (3.51m x 3.17m)
Fitted carpet flooring, central open fireplace with tiled hearth and brick surround, under stairs storage cupboard, radiator, double glazed window to front aspect and door opening to;

Dining Room
13' 4" x 7' 5" (4.06m x 2.26m)
Wooden flooring, central fire with brick surround, built-in storage, radiator, three double glazed windows to rear aspect and door opening to;

Kitchen
10' 6" x 9' 5" (3.20m x 2.87m)
Floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, space for electric cooker, space for fridge freezer, tiled effect flooring, radiator, dual aspect double glazed windows to front and side aspects, and door opening to;

Utility Room
9' 5" x 6' 7" (2.87m x 2.01m)
Tiled flooring, space for washing machine, dual aspect double glazed windows to side and rear aspects, and double glazed external door opening to the side garden.

First Floor Landing
Fitted carpet flooring, loft hatch and doors opening to all bedrooms and bathroom.

Bedroom One
11' 7" x 10' 3" max (3.53m x 3.12m max)
Fitted carpet flooring, feature fireplace with wooden surround, built-in wardrobes, built-in storage cupboard with double glazed window to front aspect, radiator and further double glazed window to front aspect.

Bedroom Two
10' 5" x 9' 5" (3.17m x 2.87m)
Wood effect flooring, hand wash vanity unit, tiled splashbacks, radiator and triple aspect double glazed windows to front, side and rear aspects.

Bedroom Three
8' 4" max x 7' 6" max (2.54m max x 2.29m max)
Fitted carpet flooring, airing cupboard housing hot water tank, radiator and double glazed window to rear aspect.

Bathroom
Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, fitted carpet flooring, radiator and double glazed window to rear aspect.

Outside
Tucked away in a wonderfully private position and naturally screened by mature trees and planting, this cottage is approached through five-bar gates that open onto a substantial plot. A sweeping shingle driveway provides extensive parking and leads to a carport with power and lighting, as well as a detached garage with adjoining garden room to rear. The grounds further benefit from access to a versatile barn/workshop, offering excellent potential.

The property is complemented by a more than generous, fully enclosed garden, laid predominately to lawn and enhanced by an array of plants and mature trees, with open field views providing a delightful backdrop.

External Cloakroom
Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring and window to side aspect.

Detached Garage
Power, lighting, double doors to front.

Agents Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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welcome to

High House Road, Beetley, Dereham

- Traditional 3 Bedroom Norfolk Cottage
- Characterful Home With Endless Potential
- 2 Charming Reception Rooms, Kitchen And Utility
- LPG Heating And Double Glazed Windows
- Glorious Gardens Measuring 0.28 Acre (STMS)
- Secure Extensive Parking And Multiple Outbuildings
- Private, Non-Estate Village Setting With Far-Reaching Fields Beyond
- No Onward Chain - View Now!

Tenure: Freehold EPC Rating: G
Council Tax Band: C

Total floor area 86.7 m² (933 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£325,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM116254 - 0003

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