



**Lyndhurst Cottage Station Road, Little Fransham
Dereham NR19 2JJ**

welcome to

Lyndhurst Cottage Station Road, Little Fransham Dereham

Immaculately presented character one bedroom cottage with adjacent annex offering modern living whilst keeping the history in the home. There is generous gardens measuring 0.40 acre (STMS) perfect for people with green fingers or animals.



Situated in the popular Norfolk village of Little Fransham is this characterful spacious one bedroom cottage with an adjacent annex offering perfect living space. The property sits on a glorious 0.40 acre (STMS) plot, offering spacious grounds with stabling to the rear perfect for any one looking for equestrian facilities. The property currently has planning permission 3PL/2018/0683/HOU for a two storey rear extension, side extension, annex conversion and single storey rear link extension making the property something truly spectacular.

Acommodation

Outside

Cottage

Living Room

20' 6" x 12' (6.25m x 3.66m)

Kitchen

13' 6" x 9' 10" (4.11m x 3.00m)

Conservatory

12' 3" x 8' 6" (3.73m x 2.59m)

Conservatory 2

26' 2" x 11' 6" (7.98m x 3.51m)

Ground Floor Bathroom

First Floor Bedroom

20' 4" x 11' 11" (6.20m x 3.63m)



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Lyndhurst Cottage Station Road, Little Fransham Dereham

- Immaculately presented character cottage
- Spacious bedroom with character features
- Generous reception rooms
- Enclosed garden area with stable
- Adjacent annex offering living space

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

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM116477 - 0005

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