



Broome Cottage, Suffield

Independent Estate Agents

**Pointens**

### **The Property**

The property offered for rent is an extremely well appointed, semi detached, character cottage situated in an enviable rural location convenient for both the coast and the county city of Norwich. In excellent condition throughout, the accommodation offered comprises a rear reception hall, a well fitted out kitchen, a wet room, a day room/study, a large sitting room with an inglenook fireplace and a separate dining room. On the first floor a landing leads to four bedrooms and a family bathroom. The property also has the benefit of UPVC sealed unit double glazed windows and oil fired central heating throughout. Outside, there is a front lawned garden and a long gravelled driveway provides access down the side of the cottage and leads to the rear where there is an excellent range of outbuildings to include a dry garage, a brick and tile store and a hobbies room. A five bar gate leads from the rear of the garden to a further grassed area. The majority of the rear garden is laid to lawn with various inset flower and shrub beds. The grounds extend to approximately 3/4 acre (subject to survey).

### **Location**

Suffield is a small, rural hamlet surrounded by very attractive part wooded countryside and is around 5 miles from the market towns of Aylsham, North Walsham and Cromer and within easy distance of the North Norfolk coast, designated as an Area of Outstanding Natural Beauty which offers a wide diversity of beaches and opportunities for sailing, bird watching, fishing and a variety of links golf courses. There are an abundance of facilities within a ten mile radius of the village to include the National Trust properties of Blickling, Felbrigg and Sheringham Park and Stately Homes at Wolterton and Mannington Hall (with events and walks open to the public). Alby Crafts centre and Gallery, Bure Valley Railway, the Bittern Lane, Weavers Way and many other walks. Wroxham Barns, Children's Farm and Craft centre and, of course, the Norfolk Broads at Wroxham. The county city of Norwich is around 15 miles distant with a fast train service to London Liverpool Street and an international airport via Schipol, Amsterdam.

### **Directions**

Leave Cromer on the A149 Norwich road. After around 1 mile take the right hand turning signposted Norwich 19 miles and Aylsham 9 miles. Proceed into the village of Roughton and at the mini roundabout proceed straight over towards Norwich on the A140. After a further 2 miles take a left hand turning signposted Suffield, The Green (White Post Road). Continue for around 1 mile and at the Gatehouse to Gunton Park follow the road round to the right hand side. Go through the trees and take the next right turning signposted Bannington and Colby. At the next T junction turn right. Broom Cottage will then be found situated on your left hand side, after around 50 yards.

The accommodation comprises:

#### **Rear Reception Hall**

Fitted cupboard and radiator, leading to—

#### **Sitting Room (15'7 x 13'10)**

Inglenook fireplace housing a wood burner. Under stair storage cupboard, two radiators, ceiling beam. Door to front garden.

#### **Kitchen (9' x 10'5)**

Extensively fitted out with a range of base units with working surfaces over. Inset stainless steel one and half bowl sink unit, fitted double oven with electric surface hob and re-circulating hood over. Plumbing for automatic washing machine. Tiled splashbacks. Range of matching wall units. **Walk-in pantry / store cupboard.**

#### **Study (13'3 x 9'2)**

Exposed beams, radiator, television point. French doors to patio and garden.

#### **Dining Room (10'1 x 15'5)**

Exposed beams, feature fireplace. Extensive range of fitted cupboards.

## First Floor

### Landing

Exposed beams.

### Bedroom One (12' x 7'9")

Period fireplace, exposed beams. Built in cupboard. Radiator, television point.

### Bedroom Two (12'9" x 6')

Exposed beams, radiator, television point.

### Bedroom Three (11'2 plus alcove x 7'1")

Exposed beams, radiator, television point.

### Bedroom Four (8'8 x 7'4")

Exposed beams, access to loft, radiator, television point.

### Family Bathroom

White suite comprising panelled bath with WC, pedestal washbasin, built in cupboard. Second cupboard housing an immersion heater. Radiator.

### Curtilage

The property is approached over a long shingled driveway leading from the public highway down the side of the property to the rear and to a detached, wooden garage. There is a brick and tile wood/coal shed and a further wooden studio/workshop. To the front of the cottage is a good size lawned garden which is enclosed by mature hedging. Directly behind the property is a patio and a further good size lawned garden with various inset flower and shrub beds. A five bar gate leads from the rear garden to a further grassed area enclosed by mature hedging and has two aluminium greenhouses. The grounds extend to about 3/4 of an acre (subject to survey).

## General Information

**Rent:** £1350 per calendar month payable in advance.

**Type of let:** Unfurnished assured shorthold tenancy

**Damage Deposit:** £1550 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** There will be a £310 holding deposit, this will be refunded from the first month's rent.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application. Dogs will be considered.

**Availability:** This property is available from January 2026.

**Term of tenancy:** 12 months.

**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

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**Pointens**

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