



**Butler's Cottage, Nunnery Place, Thetford**

**Sheridans**







Butler's Cottage, Nunnery Place, Thetford IP24 2PZ

Guide Price £365,000

Simply stunning.....beautifully updated Victorian 3 bedroom cottage enjoying an incredible tucked away setting, with country and river walks right on the doorstep!

Understood to have been built of brick and flint construction beneath a tiled roof in the mid 19th century and newly updated to a particularly high standard in recent years, this outstanding semi detached Victorian cottage, displays a wealth of original features coupled with modern day living and facilities, resulting in a wonderful home, full of charm and personality with a more modern twist.

The house enjoys arguably one of the best settings within the area, bordering a British Trust for Ornithology site within a conservation area, with river and country walks within a stones throw.

Benefitting from oil fired radiator central heating, double glazing and no onward chain, the beautifully presented accommodation possesses a most comfortable and stylish atmosphere currently in brief comprising an entrance door leading to a spacious dining room with fireplace replace, beautifully restored herringbone oak block floor, stairs off to first floor and large window to front. From the dining room leads to the comfortable sitting room creating an ideal reception for entertaining with large window to front and feature Inglenook fireplace with wood-burner and retaining the original bread oven as a feature. From the sitting room leads to the useful utility room with fitted units, butler sink, plumbing for washing machine and door to the shower-room. The kitchen is a particularly well equipped space fitted with an extensive range of units providing plenty of drawer and cupboard space beneath wooden preparation surfaces and complemented by quality integrated appliances. French doors lead to the gardens.

**Accommodation**  
On the first floor is a landing with stairs continuing to the second floor and doors to the two bedrooms, both of which benefit from fitted wardrobe cupboards and windows affording delightful views. The re-designed and extremely luxurious family bathroom is simply stunning and a real credit to

the current owner and includes twin bespoke stone wash basins, stylish shower and free standing bath. On the second floor is a further double bedroom with door leading to a useful large loft storage space.

**Outside**  
The cottage is approached along a driveway providing vehicle parking with an extra parking space opposite. Side access leads to a large paved terrace creating an ideal area for entertaining enjoying total privacy and seclusion. Within the enclosed rear garden is a further terrace, also totally private, beneath a Pergola and gated access to woodland and access to the country walks and river.

**Location**  
The property enjoys a wonderfully tranquil setting within a conservation area located down a no through track nestled in a sought after location being in close proximity to the British Trust of Ornithology (BTO), river walks and Nunnery Lakes.

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities.

**Directions**  
When entering Thetford from the direction of Bury St Edmunds along the A134, take the first turning on the right towards the three nuns bridges and

- Newly updated Victorian cottage in incredible setting
- Totally private gardens
- Parking for 3 cars
- River and country walks right on the doorstep
- Beautifully presented with original features
- Well equipped kitchen, utility, shower room
- Sitting room with Inglenook fireplace
- Spacious dining room
- Three bedrooms, attic room
- Bespoke luxury family bathroom

turn right before the river onto Nunnery Place, following the road round to the left proceed straight on to the gravel track where the cottage will be found further on the left. What3words:///rashers.guardian.flattens

**Services and agents note**  
Mains electricity and water are connected. Shared private treatment plant drainage, Oil fired radiator central heating.  
Council Tax - Breckland - Band A.  
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Medium Risk (Rivers & Sea - Source Gov.uk) Vendors have experienced no flooding at the property.

**Agents note:** As common with many period cottages, there are areas of flying freehold shared with the adjoining house. Some furniture items may be available by separate negotiation.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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