



Decoy Farm Decoy Road, Potter Heigham, NR29 5LX

£365,000



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£365,000

# Decoy Farm Decoy Road

Potter Heigham, NR29 5LX

- Delightful Detached Cottage
- Stunning Rural Location Adjacent To Hickling Broad Nature Reserve
- Storage Heating & Wood Burning Stove
- Delightful Gardens
- A Wonderful Broadland Property
- Three Bedrooms
- Lots Of Original Features
- Outbuildings
- Wonderful Views
- A Rare Opportunity!

Decoy Farm is a delightful detached cottage situated in a wonderful rural location adjacent to the Hickling Broad Nature Reserve on the outskirts of the popular Broadland village of Potter Heigham. Offering a completely unspoilt rural environment, this attractive property offers accommodation including a lounge, dining room, kitchen, conservatory, ground floor bathroom, three first floor bedrooms with storage heating and a wood burning stove. The generous grounds surround the property with a selection of outbuildings and back directly onto open marshland towards Hickling Broad. Early internal viewing is highly recommended as properties of this type and location rarely become available on the open market.



## Entrance Hall

Timber entrance door, built-in cupboard, power point, doors leading off;

## Bathroom 7'7" x 6'2" (2.32m x 1.89m)

Rear facing obscure glazed window, panelled bath with tiled surround, pedestal hand wash basin, storage heater, wall mounted electric heater, wall cupboard, door access to;

## Separate W.C.

Obscure glazed window to side aspect, low level w.c..

## Kitchen 16'6" x 6'1" (5.05m x 1.87m)

Window to rear aspect, storage heater, range of fitted kitchen unit with rolled edge work surface, stainless steel sink drainer with tiled splash back, plumbing for washing machine, power points, electric cooker point, door giving access to;





### Dining Room 16'4" x 12'1" (5m x 3.7m)

Front facing window, door to front porch and garden beyond, stairs to first floor landing, storage heater, power points, chimney with a wood burning stove on a tiled hearth, door giving access to;

### Lounge 16'7" x 12'1" (5.07m x 3.7m)

Storage heater, power points, television point, fireplace with pamment tiled hearth, glazed door with glazed side panel giving access to;

### Conservatory 12'0" x 10'6" (3.68m x 3.22m)

Of a uPVC construction on a brick built base with a pitched Polycarbonate roof, tiled flooring, power points, glazed French doors leading to garden.

### First Floor Landing

Window to front aspect allowing an outstanding view across the garden towards the Hickling Broad Nature Reserve beyond, doors leading off;

### Bedroom 1 12'7" x 11'5" (3.86m x 3.48m)

Window to front aspect, power points.

## Directions

From Aldreds Stalham Broadland Office, proceed along the A149 towards Great Yarmouth. On arrival at Potter Heigham turn left into Station Road, proceed to the T-junction with School Road & Church Road. Turn left into School Road and proceed to the end of the road, turning sharply right into Green lane. Continue along Green Lane, passing the Methodist Chapel on your right. Continue to the junction with Reynolds Lane and Decoy Road. Turn right into Decoy Road and continue towards the end of the road where the property can be located on the right hand side just as the road turns to the left and just a short way beyond the entrance to the public footpath on the right.



### Bedroom 2 12'5" x 6'11" (3.81m x 2.12m)

With open plan access from the landing, window to front aspect, storage heater, power point.

### Bedroom 3 9'7" x 8'7" at max (2.93m x 2.63m at max)

With high level opening allowing borrowed light from the landing area, loft access, airing cupboard hot water cylinder with immersion heater.

### Outside

Decoy Farm is situated in a delightful rural location on the edge of this popular Broadland village, lying adjacent to the Hickling Broad Nature Reserve and offering outstanding rural surroundings and views. The property sits in a generous plot with vehicular access to the rear and adjoining open fronted garage.

### Garage 15'6" x 15'6" (4.74m x 4.74m)

With rear service door to garden.

### Gardens

Well maintained gardens surround the front of the property with open views, timber garden store with power supply, greenhouse and well.

### Barn 15'8" x 11'8" (4.78m x 3.58m)

With front facing double timber doors, power supply.

### Workshop 14'4" x 9'3" (4.38m x 2.84m)

With power supply.

### Tenure

Freehold.

### Services

Mains water and electric. Drainage via a private treatment plant. installed in 2022.

### Council Tax

North Norfolk District Council - Band: C.

### Energy Performance Certificate (EPC)

EPC Rating: F.

### Reference

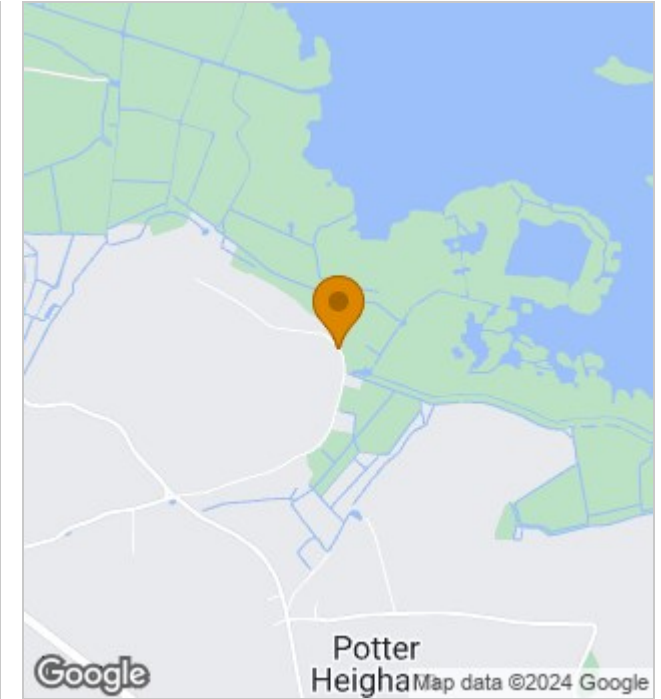
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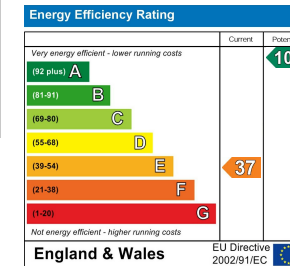
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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