

Aldreds
Estate Agents



1 Heath Farm Cottage Heath Road, Rollesby, NR29 5HN

£650,000



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£650,000

1 Heath Farm Cottage Heath Road

Rollesby, NR29 5HN

- Stunning Period Property with Modern Addition
- Wonderful Open Plan Kitchen/Dining/Living Space
- Generous Garden
- Triple Garage Block with Permission for Playroom and Shower Above
- Delightful Rural Location with Views
- High Specification Throughout
- Three/four Bedrooms
- Covered Outdoor Entertaining Space & Kitchen
- Oil Central Heating (Partially Underfloor) and Air Conditioning
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this stunning individual home situated in a delightful rural location on the outskirts of the Broadland village of Rollesby. This heavily extended property has been tastefully improved to the highest standards with a wonderful specification and offers accommodation including three/four bedrooms, two/three receptions and an impressive open plan kitchen/dining/day room with large opening onto a wonderful garden patio with a covered entertaining area and outdoor kitchen. The property offers oil fired central heating, partially underfloor, air conditioning, black uPVC sealed unit double glazed windows, generous gardens and a wonderful triple garage block with further potential for additional accommodation in the roof space. Early internal viewing is strongly recommended to appreciate this very desirable property.



Entrance Hall

Part glazed entrance door, Travertine tiled floor, stairs to first floor landing, open plan access to dining room, underfloor heating, doors leading off;

Ground Floor Bedroom/Gym/Sitting Room 14'3" x 10'9" reducing to 7'9" (4.36m x 3.3m reducing to 2.37m)

Windows to front and side aspects, radiator, power points, television point, telephone point.

Study 10'0" x 9'11" (3.07m x 3.03m)

Window to front aspect, radiator, power points, fitted desk unit, fireplace with timber mantle.

Cloakroom

Fully tiled walls and floor, inset shelving, low level w.c. with enclosed cistern, hand wash basin with mono bloc tap.

Dining Room 15'3" at max x 11'10" (4.66m at max x 3.63m)

Rear facing window, wood burning stove within a fireplace with a contemporary style timber mantle, inset shelving and cupboards to either side, Travertine tiled floor with underfloor heating, door to kitchen/day room, under stair cupboard, power points, door giving access to;





Utility Room 10'6" x 6'10" (3.21m x 2.09m)

Glazed black aluminium door to side, flagstone tiled floor with underfloor heating, a range of fitted Shaker style units with solid wood work surface, stainless steel sink with extendable mixer tap, plumbing for washing machine, power points, inset LED ceiling lighting, thermostat control, oil fired boiler for hot water and central heating in unit.

Kitchen/Dining/Day Room 21'5" x 20'1" (6.54m x 6.14m)

A tremendous space with a vaulted ceiling with exposed beams, velux windows to side aspect, full width set of black aluminium sliding doors opening onto a patio to the side of the property, flagstone flooring with under floor heating, power points television point for wall mounted television, a range of high quality fitted kitchen units with Minerva work surfaces and upstands, Neff integrated appliances including coffee maker, microwave, two electric ovens, ceramic hob and extractor, dishwasher, larder style fridge and freezer, LED spot lighting, thermostat control for under floor heating, door giving access to;

Lounge 20'2" x 13'6" (6.15m x 4.14m)

With full height black aluminium window to side aspect, window to rear aspect, ceiling mounted air conditioning unit, LVT flooring, feature fireplace with inset wall mounted television space and electric log effect glazed fire, cupboards and shelving to either side, power points, audio visual connections, thermostat control for under floor heating.

Directions

From our Stalham Broadland office, head south east on the A149 towards Great Yarmouth. Proceed through the village of Repps with Bastwick, branching right at the village hall, towards Acle on the B1152 Mill Road. Continue for about a half a mile before turning third left into Heath Road, where the property can be found a short way along on the left hand side.



First Floor Landing

Window to rear aspect, loft access with hinged loft access with ladder, power points, ceiling mounted wifi booster, doors leading off;

Master Bedroom 15'7" x 10'6" (4.76m x 3.22m)

Window to front and side aspects, inset LED ceiling lighting, ceiling air conditioning ducts, power points, bedside wall lighting, a range of fitted bedroom furniture, door giving access to;

En-Suite Bathroom 10'7" x 5'10" (3.25m x 1.79m)

Fully tiled walls and floor with tiled in bath with shower attachment over, shower screen, inset shelving, fitted unit housing hand wash basin with mono bloc tap, low level w.c., storage surrounding, inset mirror and LED lighting, heated towel rail, ventilation.

Bedroom 2 12'4" x 9'0" (3.77m x 2.76m)

Window to front aspect, radiator, power points, ceiling mounted air conditioning unit.

Bedroom 3 9'4" x 9'1" (2.87m x 2.79m)

Rear facing window allowing a tremendous view across the garden to open farmland beyond, fireplace with inset fitted units and shelving surrounding, radiator, power points.

Bathroom

Window to front aspect, tiled walls and floor, panelled bath with mixer tap, hand wash basin with fitted under storage and mono bloc tap, low level w.c., inset LED ceiling lighting, heated towel rail.

Outside

The property is approached via spacious shingled driveway extending to the side with the garden nicely sub-divided with high level brick wall and timber gates. The driveway leads to a recently constructed triple garage block.

Triple Garage Block 31'2" x 23'11" (9.5m x 7.3m)

Three front facing electrically operated roller doors, side service door, power supply. This unfinished project has a loft space with potential and permission for conversion to create a play room and shower room, offering additional living space to the main accommodation. Details can be found on the GYBC Planning Portal under search reference number 06/22/0357/VCF

Gardens

A particular feature of the property is the generous garden, beautifully landscaped with a wonderful inside/outside space linked with a large flagstone patio area to a covered entertaining area with outdoor kitchen with a fitted workstation housing stainless steel fronted inset cupboards, hob, space for drinks fridge and a Napoleon gas barbecue (Both available by separate negotiation), extractor, wood burning stove, tiled floor surface, low level surrounding wall with granite top, external power, lighting and heater. The patio area opens to a timber walkway with an artificial grass area currently used as a children's play area (play equipment available by separate negotiation) and a raised pond with tiled surround, original brick outbuilding. The timber walkway continues to a large lawned garden, nicely enclosed with mature hedgerow and close board panel fencing to boundaries, chicken run and summer house, with mature tree planting.

Tenure

Freehold.

Services

Mains water and electric, drainage via septic tank.

Council Tax

Great Yarmouth Borough Council. Band 'B'

Energy Performance Certificate (EPC)

EPC Rating: D.

Location

Rollsby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water. Being located in the Norfolk Broads National Park, Rollsby Broad forms part of the collection of smaller interlink broads known as the Trinity Broads. These are perfect for fishing, sailing, birdwatching and remain isolated from the rest of the river system, so very peaceful and tranquil. Rollsby is very close to many coastal villages with great access to the seaside and the miles of beaches for dog walkers and families alike. Favourites include Winterton and Horsey for seal spotting during the winter months.

Reference

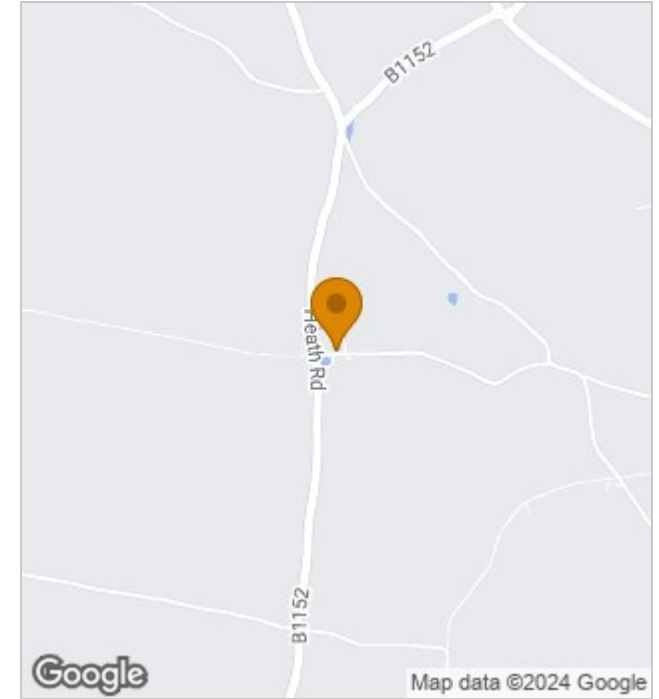
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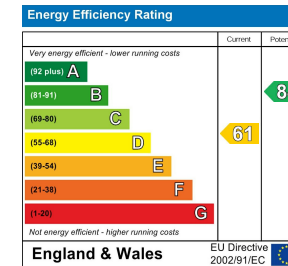
Floor Plans



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.

Disclaimer

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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA