

Aldreds
Estate Agents



Larksfield Rectory Road, Suffield, NR11 7EW

£400,000





Larksfield Rectory Road

Suffield, NR11 7EW

- Spacious Character Property
- Approximately 0.44 acres (stms)
- Three Bedrooms & Two Receptions
- A Range of Outbuildings
- Conveniently Located for North Walsham, Cromer & Aylsham
- Stunning Rural Setting
- Outstanding Countryside Views
- Oil Central Heating & Woodburning Stove
- Scope for External Home Office
- A Rare Opportunity

Aldreds are delighted to offer this spacious detached property, situated in a wonderful rural location, offering outstanding countryside views and an abundance of wildlife right on your doorstep! This character property is believed to date back to the 18th Century, having been modernised in more recent times to create a spacious home. The accommodation includes an entrance hall, lounge, dining room, kitchen, conservatory, two ground floor bedrooms, bathroom, and a first floor third bedroom with study area. The property offers oil-fired central heating supplemented with a wood burning stove, uPVC sealed unit double glazed windows, PV Solar panels, a generous plot of approximately 0.44 acre (stms) and a selection of outbuildings including a timber garage, stable and a converted former garage offering a utility room and store/office. Early viewing is highly recommended as properties of this type and location rarely become available.



Entrance Hall

Part glazed entrance door with glazed side panel, radiator, telephone point, power points, airing cupboard housing hot water cylinder with immersion heater, stairs to first floor, doors leading off;

Dining Room 12'11" x 13'5" at max (3.94m x 4.11m at max)

Window to front aspect, radiator, cupboard housing oil fired boiler for hot water and central heating, doors leading off;

Lounge 20'11" x 12'4" at max (6.4m x 3.77m at max)

A spacious double aspect room with tremendous views to the front and rear, brick built fireplace with a wood burning stove on a pamment tiled hearth, built-in part glass fronted cupboard, power points, radiator, television point, wall lighting.

Kitchen 10'5" x 7'6" (3.2m x 2.3m)

Rear facing window, tiled flooring, a range of sold wood fronted cupboards with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, plumbing for dishwasher, power points, integrated electric ceramic hob, extractor, part glazed door to conservatory, doorway giving access to pantry with rear facing obscure glazed window, fitted shelving, Solar panel inverter.

Conservatory 13'9" x 10'7" at max (4.2m x 3.25m at max)

A uPVC sealed unit double glazed construction on a brick built base with a pitched polycarbonate roof, glazed French doors to rear garden, palantiled floor.



Bedroom 1 17'10" red to 16'7" x 12'10" at max (5.46m red to 5.08m x 3.92m at max)

Formerly two separate rooms with potential to convert back if required with two front facing windows, two radiators, power points.

Bedroom 2 8'11" x 7'9" (2.74m x 2.37m)

Window to rear aspect, radiator, power points, built-in wardrobe.

Bathroom

Obscure glazed window to rear aspect, low level WC, hand wash basin within a fitted storage unit with tiled splash back, panelled bath with tiled surround and electric shower over, shavers point, radiator.

First Floor

Study Area 11'3" x 7'6" at max (3.44m x 2.3m at max)

With some restricted headroom. Roof light to rear aspect allowing a tremendous open view, access to roof eaves storage space, power points, door giving access to;

First floor bedroom 16'4" x 11'1" (5m x 3.39m)

With some restricted headroom. Roof light to rear aspect, access to roof eaves, power points.

Outbuilding

A former garage converted into two rooms.

Directions

Leaving North Walsham on the A149 towards Cromer, proceed past Waitrose on the right hand side. Take the second available left hand turn into a single carriage lane and proceed to the T junction. Turn left then next right into Brick Kiln Lane. Proceed to the end of the road, turning right and proceeding past some barn conversions and the village hall as the road turns to the left. The property can then be found a short way along on the left hand side, located by our 'For Sale' board.



Utility Room 12'11" x 6'0" (3.94m x 1.84m)

Side facing window, part-glazed entrance door, tiled flooring, fitted units with a ceramic Butler sink, power points, plumbing for washing machine, door giving access to;

Store / Office 15'10" x 12'1" (4.85m x 3.7m)

Window to front aspect, power points, wall lighting, storage heater.

Garage 15'10" x 9'4" (4.85m x 2.87m)

Of a timber construction with front facing double doors, side facing window, power and lighting.

Outside

The property sits in a generous plot with a large driveway area leading to garage. The spacious grounds, surrounded by open farmland offer a range of outbuildings and an attractive patio area to the rear of the property.

Tenure

Freehold

Services

Mains water and electric, drainage via septic tank.

Council Tax

North Norfolk District Council - Band 'D'

Energy Performance Certificate (EPC)

Rating 'D'

PV Solar Panels

The property benefits from PV solar panels with a grid feed-in tariff.

Location

Suffield is a delightful rural North Norfolk Village lying conveniently between the towns of Cromer (7 miles), North Walsham (5 miles) & Aylsham (5 miles). There is a village hall, the Church of St Margarets and the nearby eateries of The Gunton Arms and The Suffield Arms. Nearby railway stations at Gunton and North Walsham link to Cromer, Sheringham and the Fine City of Norwich.

Agents Note

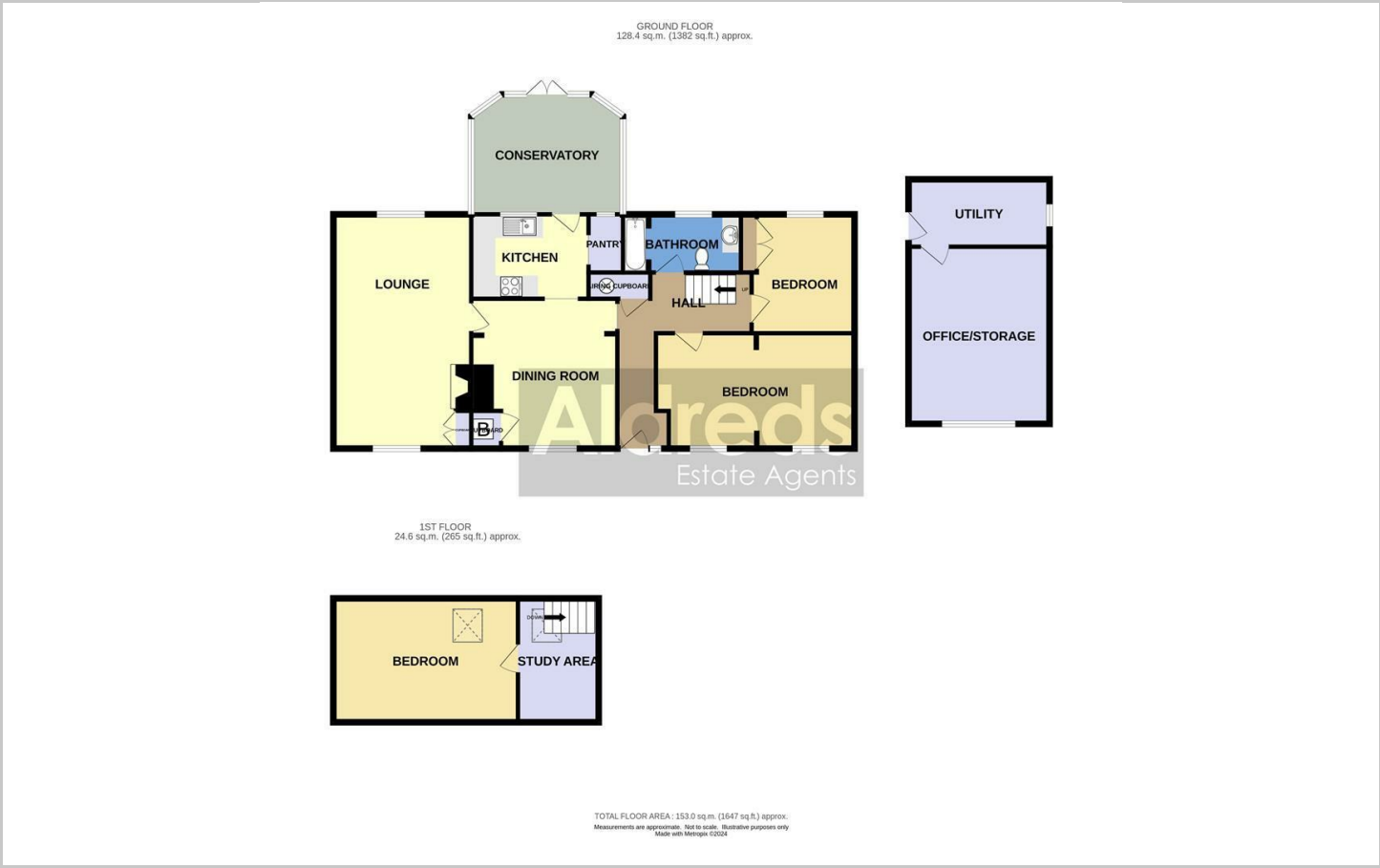
In accordance with The Estate Agents Act 1979, we would like to inform prospective buyers that the co-vendor of this property is relative of a director of Aldreds Estate Agents Ltd.

Reference

PJL/S9885



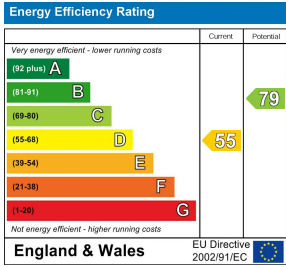
Floor Plans



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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