



**South View Cottages, Necton Road, Holme Hale, Thetford, IP25 7EA**



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## **South View Cottages, Necton Road, Holme Hale, Thetford**

This well presented cottage is perfect for equestrian buyers and will tick all your boxes! Offering 3/4 bedrooms, 3/4 good sized reception rooms and set within a plot of just under 3 acres (STMS), offering a stable block, paddock, manège, ample parking, a large shed/workshop and much more.

We are proud to offer a rare opportunity to purchase this well presented, semi-detached cottage within grounds of just under 3 acres (STMS). With a full complement of facilities, it is of special interest to any discerning purchaser with equestrian interests.

The property occupies a delightful, edge of village setting and benefits from both a semi-rural location and easily accessible amenities. Facilities include a manège, a fenced paddock area and a stable block, consisting of five full sized stables, store room and tack room. The property itself is an extended rendered cottage and offers well-proportioned, flexible accommodation with 3 bedrooms upstairs and the option of a further bedroom or home office/study on the ground floor. A gravelled driveway welcomes arrivals and extends across the front of this versatile home, providing ample parking and turning space.

In brief, the extensive ground floor accommodation comprises of an entrance hall with access to a ground floor w.c, a home office/snug and a reception hall, offering a versatile space. Off this room can be found a good sized additional reception room/ground floor bedroom, dual aspect lounge and a triple aspect kitchen/dining room. On the first floor there are three good sized bedrooms, a 4-piece family bathroom and good storage. Throughout there is oil fired central heating and UPVC double glazed windows.

Viewing is essential to appreciate the size and scope of accommodation and grounds offered for sale!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

#### **Entrance Hallway**

Timber latch door opening to a built-in storage cupboard, radiator, inset ceiling spotlights, painted ceiling beams, timber latch doors opening to the ground floor w.c, office/snug and reception hall.

#### **Ground Floor W.C**

Suite comprising low level w.c and vanity hand wash basin with storage under, part tiled walls, radiator, extractor fan.

#### **Office/ Snug**

12' max narrowing to 9' 9" min x 7' 5" ( 3.66m max narrowing to 2.97m min x 2.26m )

Radiator, inset ceiling spotlights, painted ceiling beams, UPVC double glazed multi-pane windows to the front aspect.

#### **Reception Hall**

13' 1" x 11' 4" ( 3.99m x 3.45m )

A versatile space with a turned staircase rising to the first floor landing, radiator, inset ceiling spotlights, painted ceiling beams, timber latch doors opening to the dining room, lounge and kitchen.

#### **Study/ Dining Room/ Bedroom 4**

12' 3" x 11' 7" ( 3.73m x 3.53m )

Radiator, television point, carpet flooring, inset ceiling spotlights, exposed ceiling beams, UPVC double glazed multi-pane French doors opening to the rear garden.



### Lounge

19' 1" x 16' 11" max ( 5.82m x 5.16m max )

Feature wood burner set on a tiled hearth, radiator, television point, inset ceiling spotlights, dual aspect with UPVC double glazed windows to the rear and two sets of UPVC double glazed French doors opening to the rear and side, respectively.

### Kitchen/ Dining Room

15' 9" x 15' 3" ( 4.80m x 4.65m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel double bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven with concealed cooker hood over, plumbing for washing machine, plumbing for slim-line dishwasher, space for fridge-freezer, two radiators, inset ceiling spotlights, triple aspect UPVC double glazed multi-pane windows to the front, side and rear, UPVC multi locking door opening to the utility/boot room.

### Utility/ Boot Room

8' 8" x 6' 9" ( 2.64m x 2.06m )

UPVC double glazed external entrance door opening to the side aspect and covered porch.

### First Floor Landing

Built-in storage cupboard, doors opening to all bedrooms and the family bathroom.

### Bedroom 1

12' 6" x 11' 7" ( 3.81m x 3.53m )

(Partial sloping ceiling) Radiator, television aerial point, inset ceiling spotlights, loft access, UPVC double glazed multi-pane window overlooking the rear aspect.

### Bedroom 2

12' x 9' 10" + recess plinth ( 3.66m x 3.00m + recess plinth )

(Partial sloping ceiling) Radiator, television aerial point, exposed ceiling beam, loft access, UPVC double glazed multi-pane window overlooking the rear aspect.

### Bedroom 3

12' x 7' 5" ( 3.66m x 2.26m )

Built-in wardrobe with hanging rail and shelving, radiator, inset ceiling spotlights, mono-pitched ceiling, UPVC double glazed multi-pane window overlooking the front aspect.

### Family Bathroom

9' 9" x 8' 3" ( 2.97m x 2.51m )

(Sloping ceiling) Quality fitted suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath and quadrant shower cubicle, fully tiled walls, airing cupboard, radiator, inset ceiling spotlights, UPVC double glazed multi-pane obscure glass window overlooking the front aspect.

### Outside

As mentioned, this flexible cottage boasts a substantial plot of just under 3 acres (STMS).

The property is approached off the road through double wooden gates, which open onto a large gravelled driveway that provides ample off-road parking and turning space. To the immediate front of the property there is a lawned garden area with access to the main entrance under a canopied porch, with established plant and shrub borders, mature trees and a timber storage shed/workshop.

Found adjacent to the driveway and enclosed by stock fencing is an L shaped concrete yard and timber stable block, installed by Chart Stables. This consists of five full-sized single stables, a storage room and a tack room. From this, and with an additional field gate entrance, there is a paddock area and beyond this a 20m x 45m all-weather professionally installed manège. The main field is then accessed via a wooden gate off of the small paddock.

To the rear of the cottage itself, there is a fully fenced garden with lawn, shrubbery, patio and timber summer house with decked seating area.

### Location

The peaceful village of Holme Hale is located approximately 6 miles from the historic market town of Swaffham and 10 miles from Dereham. Holme Hale boasts a Church and village hall, which hosts several active clubs. Holme Hale is also on a regular bus route with the neighbouring village of Necton, which is well serviced with a grocery store/Post Office, Asda petrol station and convenience store, Costa, butchers, car repair garage, public house/restaurant (temporarily closed), social club and playing field. There are also two Doctors surgeries, which are linked to the Swaffham surgeries, and a village Primary school.

### Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

### Agents Note

The property and grounds will be sold with overage on the area of land represented by title number: NK365986. This overage agreement would be triggered if the buyer increases the value of the land by obtaining planning permission.

### directions to this property:

Leave Swaffham via the A47 in the direction of Norwich. Take the right hand filter lane into the village of Necton. Proceed through the village of Necton and towards Holme Hale, where the cottage will be found set back from the road on the right hand side, identified by our William H Brown "For Sale" board.



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## South View Cottages, Holme Hale

- Versatile 3/4 bedroom cottage in semi-rural location
- Just under 3 acres plot (STMS) with stables, manège and paddock
- Front and rear gardens, countryside views and ample parking
- 3/4 reception rooms
- Kitchen/breakfast room and utility/boot room
- Ground floor w.c and 4-piece family bathroom
- Oil fired central heating and UPVC double glazed windows
- Total floor area: 151m<sup>2</sup> / 1625.35ft<sup>2</sup>

Tenure: Freehold EPC Rating: D

# £525,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
SFM109656 - 0004

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