



The Old Post Office, Church Road, Colby, NR11 7AB

- Detached Five Bedroom Home with Annexe
- Formerly the Village Post Office
- Grounds extending to over 1/3 of an Acre
- Double Garage, Delightful Gardens

£600,000 – £625,000

EPC Rating 'D 61'





Location

Colby, known for its picturesque countryside, popular village school and peaceful atmosphere, surrounded by stunning natural beauty, you can take a leisurely stroll along the scenic footpaths and enjoy the tranquil views of the countryside, sharing your surroundings with wildlife including Red Deer from the local estate.

Whilst Colby is a small village, it offers a few attractions worth visiting. St Giles Church, a historic 14th-century building, is an architectural gem. Additionally, nearby spots worth noting are The Gunton Arms, an award-winning restaurant and the Crown public house and restaurant at Banningham. The latter being within walking distance.

The House is situated only a few miles from the beautiful north Norfolk coast, an area of outstanding natural beauty with its miles of uninterrupted beaches and bird and nature reserves.

With Colby's lovely rural location, and convenient location near towns such as Cromer, North Walsham and Aylsham, you can experience the best of both worlds - enjoying the tranquillity of village life whilst having vibrant towns within easy reach.





Main Accommodation

Entrance Hall

With staircase rising to the first floor, braced and latched doors to all rooms, pamment tiled floor, double glazed windows, under stairs storage area, front door with canopied porch.

Lounge

19' 3" x 14' 5" (5.87m x 4.39m) A double aspect room with double glazed windows to front and rear, matching door to front garden, exposed brick fireplace with wood burner fitted, pamment tiled heath and oak mantle, radiators, wall light points.



Kitchen/Dining Room

26' 3" x 13' (8m x 3.96m) Fitted with a range of bespoke units comprising cupboards and drawers, roll edge work surface with inset one and a half bowl sink and mixer tap, plumbing and space for domestic appliance under, tiled splash backs, double glazed windows to front and side, built-in double electric oven with four ring hob and cooker hood above, exposed beams, pantry cupboard, radiator, exposed brick fireplace with wood burner fitted and pamment tiled hearth, door to front.

Utility Room

7' 1" x 10' 1" (2.16m x 3.07m) Fitted with a range of base and wall mounted cupboards with roll edge work surface with inset single drainer stainless steel sink and mixer tap, plumbing and space for washing machine, pamment tiled floor, 'Worcester' oil fired central heating boiler, double glazed window and door to outside, wall mounted consumer unit.



Bathroom

6' 7" x 8' 11" (2.01m x 2.72m) Fitted with a four piece suite comprising of a paneled bath with victoriana style mixer taps and shower attachment, pedestal wash hand basin and low level wc, corner glazed shower with electric shower fitted, ceramic tiled floor and splash backs, radiator, extractor fan, heated towel radiator, opaque double glazed window to side.



Store Room

17' 1" x 7' 2" (5.21m x 2.18m)
With two doors, power and light.

First Floor Landing

With double glazed windows, access to all rooms, radiator.

Bedroom 1

12' 7" x 14' 10" (3.84m x 4.52m)
With double glazed window to front, radiator, stripped wood floor.



Bedroom 2

12' 7" x 15' 1" (3.84m x 4.6m) With double glazed window to front, radiator, stripped wood floor, hatch to loft space, built-in airing cupboard with factory lagged hot water tank and slatted shelving.

Bedroom 3

12' 5" x 10' 3" (3.78m x 3.12m) A double aspect room with two double glazed windows, radiator, stripped wood floor.

Bedroom 4

12' x 10' (3.66m x 3.05m) A double aspect room with double glazed windows overlooking garden, radiator, stripped wood floor.



Bedroom 5

11' 3" x 6' 3" (3.43m x 1.91m) With double glazed window overlooking rear garden, radiator.

Shower Room

6' 8" x 5' 1" (2.03m x 1.55m) With tiled shower enclosure with glazed door and electric shower fitted, wash hand basin, low level wc, stripped wood floor, radiator.





Annexe

Self-Contained with its own front door and parking.

Lounge/Kitchenette

15' 7" x 15' 6" (4.75m x 4.72m) A double aspect room with double glazed windows to front, further door to side, fitted with a range of base and wall mounted units comprising of cupboards and drawers, roll edge work surface with inset stainless steel single drainer sink, plumbing and space for domestic appliance, built-in electric oven and four ring hob with cooker hood above, tiled splash backs exposed beams, radiators, inset spot lighting.

Inner Hallway

With walk-in storage cupboard, access to all rooms, wall mounted consumer unit.

Bedroom

15' 3" x 7' 11" (4.65m x 2.41m) With stripped wood floors, exposed beams, radiator, double glazed window to side, hatch to loft space

Bathroom

7' 8" x 5' 9" (2.34m x 1.75m) Fitted with a suite comprising of a panelled bath with separate taps and electric shower over, low level wc, pedestal wash hand basin, extractor fan, inset spot lighting, exposed beams, radiator.



Outside

Garage

19' x 28' (5.79m x 8.53m) Partially sectioned to provide workshop space. Windows to side and rear, power and light, personal door to side, two pairs of double doors to front, being of brick and block construction with a tiled roof.

Front Garden

Approached from the road by shingle driveway there is an enclosed garden area for the annexe and parking for one vehicle along with paved area.



Rear Garden

The rear garden has a shingle driveway that passes alongside the property to provide access to the garage and further additional parking, there is a garden well with well stocked flower bed and further mature shrubs and trees, hedging and main lawn with timber wood shed and storage to the rear.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Electricity, Water & Drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band D

Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

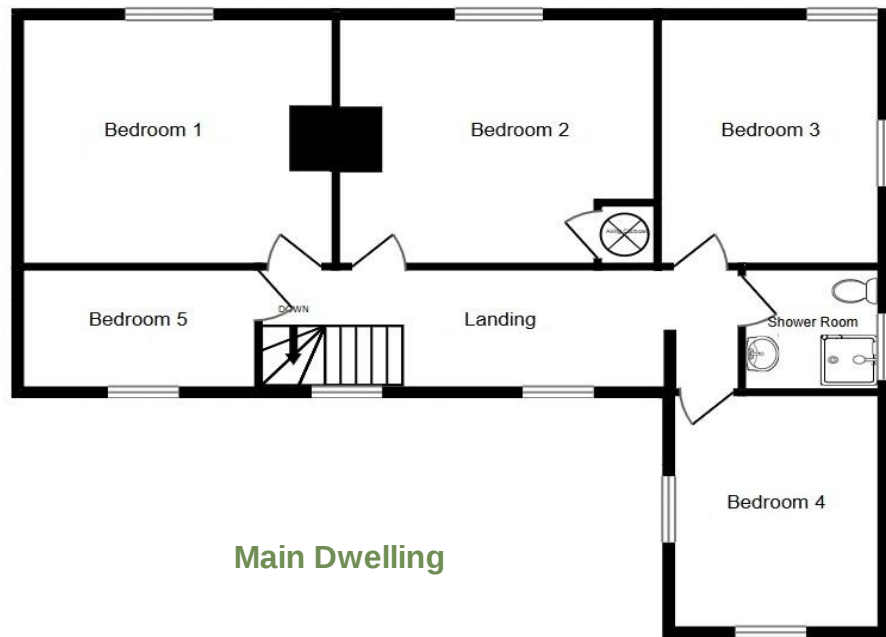
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

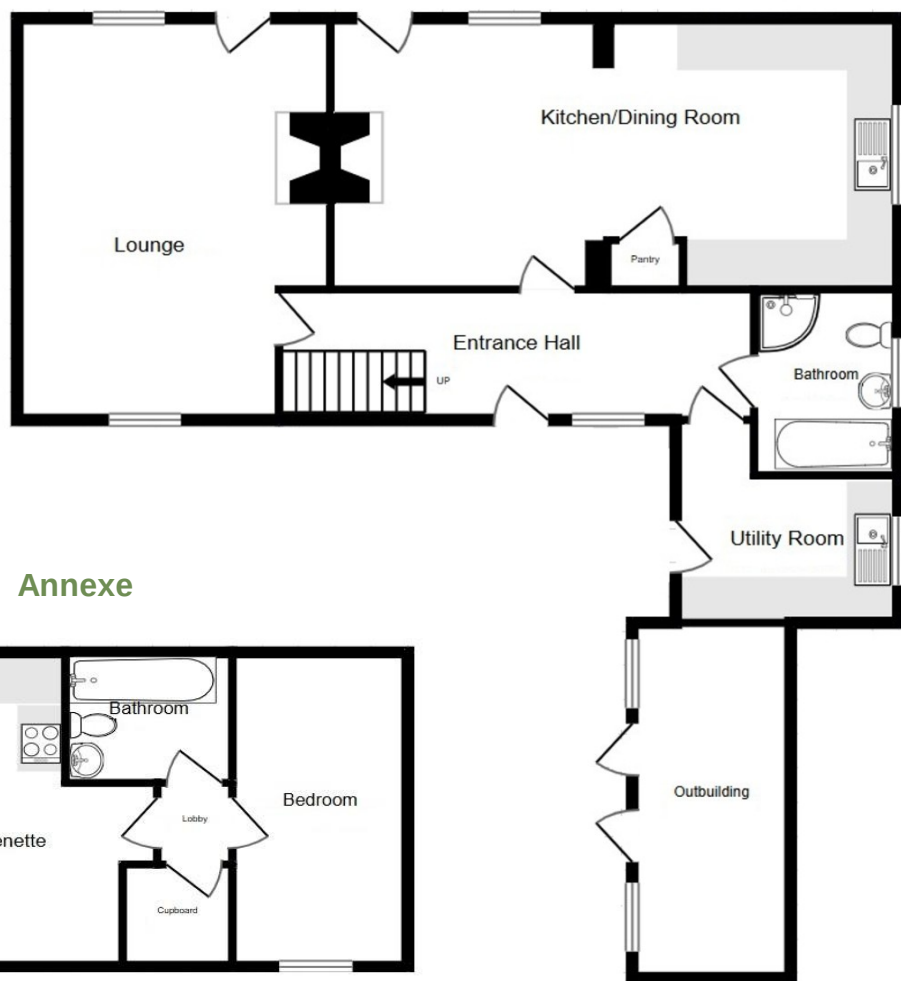
For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



Floor Plans *(Not to scale and intended as an approximate guide to room layout only)*



Main Dwelling



Annexe

