



Adelaide Cottage

Church Hill, Saxlingham Nethergate, Norwich, Norfolk, NR15 1TD

BROWN & CO



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A charming thatched Grade II Listed cottage with delightful original features throughout, occupying a good plot of land with parking and a pretty garden.

Acreage – 0.124 acres (stms)

£475,000



DESCRIPTION

Adelaide Cottage is a wonderfully charming, attached property set in a lovely position in the heart of Saxlingham Nethergate. The cottage enjoys a great deal of character throughout having been transformed by the current owners who have taken great care during their 15-year custodianship to create a comfortable family home with accommodation on two floors with a particular feature being the inglenook fireplace in the sitting room.

There is a lovely feel about the house as you approach via a shingled driveway which leads up to the side with the view of the thatched roof and clay lump elevations, so prevalent of a house of this era.

The entrance to Adelaide Cottage is either into the main sitting room or via the kitchen where there is space to dine as well as entertain with a delightful range of exposed beams and integrated appliances. A key feature to the kitchen is the back staircase which flows up to a small landing area providing access to a wc and the principal bedroom.

The sitting room is a characterful space with its exposed beams, exposed brickwork, and an inglenook fireplace. The latter was rebuilt by the current owners who also installed a wood burner as part of the project. Off the sitting room, an inner hallway leads through to the staircase and family bathroom. This incredible component to the house is beautifully arranged with traditional fittings comprising a walk-in shower, roll top bath, sink, and wash basin.

On the first floor the staircase leads up into the study/landing with access to bedroom two and bedroom three. Bedroom two leads through to the principal bedroom which can also be accessed via the back staircase, as aforementioned. All the bedrooms enjoy a lovely range of exposed beams, typical of the period. A small window in the principal bedroom is rather delightful and retaining these special details has always been at the forefront of the owners' minds when adapting Adelaide Cottage.

To the outside the property enjoys a shingled driveway accessed off the main road which leads up to a gate and into the main garden area. The south facing gardens are mostly laid to lawn and flow down towards the rear boundary, all enclosed by mature hedging and panel fencing. There is a super terrace off the kitchen area bordered by sleepers providing an excellent space to entertain. Adelaide Cottage benefits from both a bike store and garden shed, both remaining with the property.

Local authority – South Norfolk District Council

Services – Oil fired central heating, mains water, mains water, mains electricity.

LOCATION

Saxlingham Nethergate is a popular village strategically situated about 8 miles south of Norwich and is within easy reach of the main Ipswich trunk road (A140) and the A47 Norwich southern bypass. The nearby village of Saxlingham Nethergate has a church and a primary school and there are shopping facilities in

Poringland and Hempnall. A bus service runs via Saxlingham Nethergate and Newton Flotman to Norwich and a Park & Ride service at Harford Bridges on the A140.

DIRECTIONS

From Norwich proceed south on the A140 Ipswich Road and continue through Swainsthorpe. Head through Newton Flotman and turn left just before the Duke of Delhi into West End. Follow West End until you merge with Pitts Hill and follow until you reach The Street. The property will be located on the right-hand side.

AGENT'S NOTES:

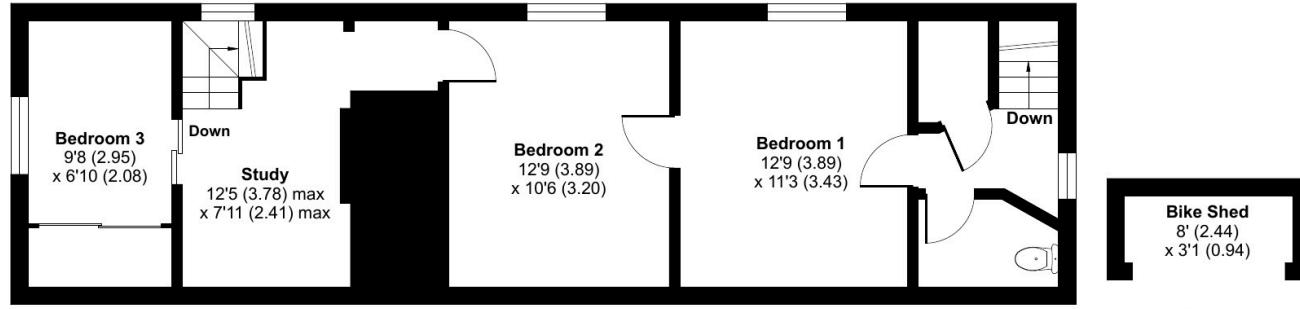
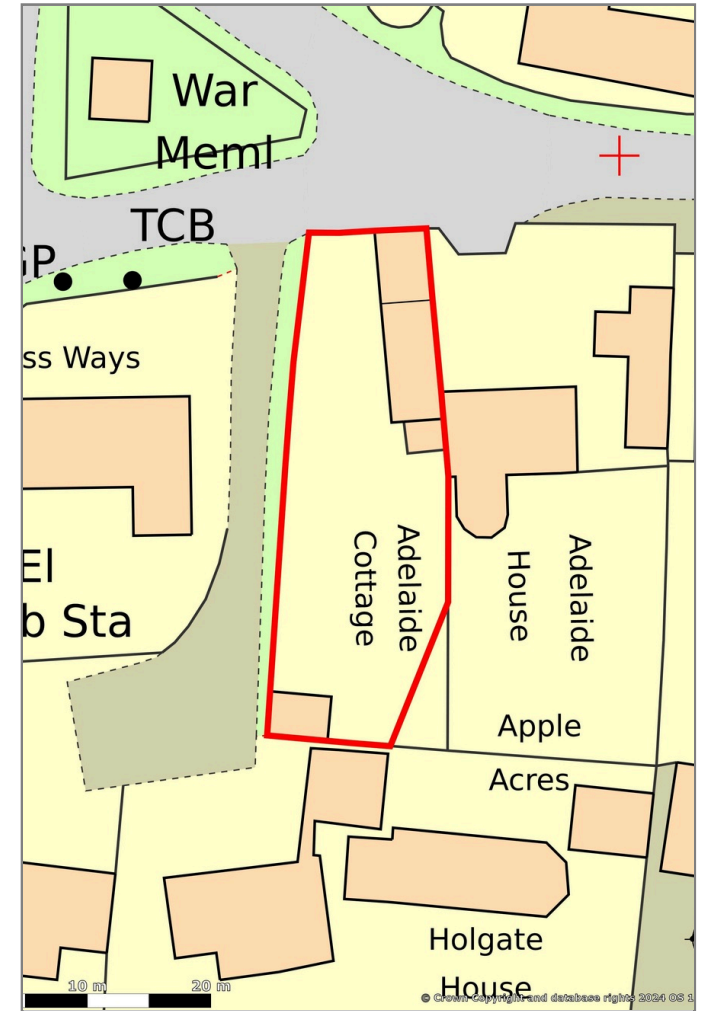
- (1) Planning permission for significant extension to the living space was granted in March 2016. Drawings and further information can be available on request.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Church Hill, Saxlingham Nethergate, Norwich, NR15



Approximate Area = 1242 sq ft / 115.3 sq m
 Outbuildings = 80 sq ft / 7.4 sq m
 Total = 1322 sq ft / 122.8 sq m
 For identification only - Not to scale



FIRST FLOOR

OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1084327

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