

# Pettywell Corner, Reepham Norwich NR10 4RN



### welcome to

## Pettywell Corner, Reepham Norwich

Live the Dream! This semi-detached period cottage comes with plenty of character, views to fields, guest suite annex and approaching 2 acrescurrently part of a registered small holding with poultry pigs and produce.













#### **Front Entrance Vestibule**

With door from front garden, coats hanging and door opening through to

#### Lounge

12'  $\times$  11' 8" ( 3.66m  $\times$  3.56m ) With double glazed front window, radiator, natural wood floor, , beams to ceiling and walls, feature fireplace with raised hearth, curved beam above and wood burner, deep corner alcove. Opens through to

#### Hallway & Study Space

With wall and ceiling beams, under stairs space, radiator, rustic well worn tile and timber stepped approach from the kitchen, turning cottage stairway leads off, STUDY SPACE 7' x 5'8"

#### **Kitchen/ Dining Room**

17' 5" max x 13' 5" max narrowing to 8' 1" min ( 5.31m max x 4.09m max narrowing to 2.46m min )

Fitted range of base units, work surfaces with tiling surround, butler style sink, island unit, radiator, three double glazed windows to rear and side, stable style entrance door from rear courtyard. Wealth of beams to ceilings. Paved flooring.

#### Bathroom

Intriguingly approached from half way up the turning cottage stairway. Having two windows, beamed and sloped ceilings, wall beams and corner alcove. Radiator, bath, WC, wash basin.

#### **First Floor Landing**

With short stretch of balustrade to stairwell, ceiling and wall timbers and two latch doors opening off

#### Bedroom 1

12' 6" min x 11' 4" ( 3.81m min x 3.45m ) Double aspect room with views to countryside and across to field. Sections of sloped ceiling, corner alcove feature alongside tapering chimney breast, double glazed front and side windows, radiator, exposed ceiling timbers.

#### Bedroom 2

9' 2" x 6' 6" ( 2.79m x 1.98m )

With rural outlook from double glazed rear window, radiator, sections of sloped ceiling, exposed timbers.

#### Outside

A single storey range of outbuildings adjoins the rear wall of the dining room, perhaps offering potential subject to local authority regulations for conversion or extension. These comprise;

#### **Outbuilding Room 1**

13' x 7' 8" (  $3.96m \times 2.34m$  ) With vaulted and beamed ceiling, double glazed window, radiator, tiled floor.

#### **Shower Room**

7' 6" x 7' 2" ( 2.29m x 2.18m ) With roof light window to sloped ceiling, tiled floor, radiator, WC , wash basin, shower.

#### **Boiler Room**

8' 1" x 7' 4" ( 2.46m x 2.24m ) With window either side, vaulted ceiling with beams, tiled floor, plumbing for washing machine, oil fired boiler, radiator, wall beams.

#### **Guest Suite Annex**

21' 10" max x 11' 7" max ( 6.65m max x 3.53m max ) With three double glazed windows , vaulted ceiling with roof light window and door to SHOWER ROOM (with roof light window to high sloped ceiling, extractor fan, WC, wash basin, shower cubicle, heated towel rail, tiled floor).

#### **Outside Continued**

To the rear of the cottage is a shingled courtyard area which has access to the kitchen door, the range of single storey rooms and the guest suite annex, with covered veranda approach to both buildings. Personal gate opens to the side road. A low level sink has outside tap.

#### Side Garden Area

With gates from courtyard and leading to front garden. To the front is an area of lawned garden

with shrubs and garden walling to three sides. A shingled pathway leads from a personal gate to the cottage front door. The majority of the grounds extend to the rear and off to one side, mainly laid to grass. An enclosed garden area with summer house, kennel and oil tank on the approach to the cottage. Within the grounds are areas of fruit cage and vegetable beds, a workshop store, with tile roof 12'3 x 5'2" overall, with timber shed behind, a range of outbuildings and pens currently housing a variety of chickens, ducks and pigs. Outbuildings include potting shed, timber garden sheds and of particular note a timber built workshop 19'4 x 9'8".. Whilst gates open from the road at the front, the main and most used driveway leads from the quieter side road at the rear where a driveway passes mature conifers to reach areas of shingled parking, turning and access to a large oversight, laid in preparation of a replacement for a pre-existing timber frame structure.



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## **Pettywell Corner, Reepham Norwich**

- Character period cottage
- Two bedrooms and Guest suite annex
- Approaching 2 Acres
- Within 2 min drive of historic town of Reepham
- Currently part of a registered Smallholding with fruit, vegetables, pigs & poultry

Tenure: Freehold EPC Rating: Awaited

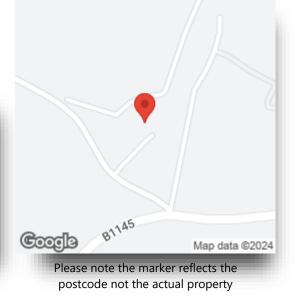
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