



**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 acres- currently 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' x 11' 8" ( 3.66m x 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 x 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.



**view this property online** [williamhbrown.co.uk/Property/RPM103500](http://williamhbrown.co.uk/Property/RPM103500)



welcome to

## 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

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RPM103500](https://www.williamhbrown.co.uk/Property/RPM103500)



Property Ref:  
RPM103500 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 873208**



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



**williamhbrown.co.uk**