



Rose Cottage Reepham Road, Bawdeswell Dereham NR20 4RU

welcome to

Rose Cottage Reepham Road, Bawdeswell Dereham

Detached character cottage with annex. Enjoying large mature gardens. Extensive accommodation over two floors offers 5 bedrooms and potential for multi-generational living. Character features throughout include Inglenook fireplaces, exposed brickwork and beams. Detached 3 room annex.



You approach this property over a two entrance driveway which loops in front of the cottage around the main front garden to access' plenty of parking. Upon entering the wealth of character features here are immediately apparent . Generous accommodation and two stairways leading up to the first floor with it's five bedrooms. The ground floor rooms include two main reception rooms, a study and two conservatories which open and overlook the rear gardens. Previously two cottages, the current owners have sympathetically opened through to provide and interesting and flexible home. A useful separate outbuilding offers excellent space for home working or guest accommodation as required. Situated towards the edge of Bawdeswell with views to open field. The village offers an active community, Morrisons shop, church and First School. It lies in the catchment for highly regarded Reepham High School. The historic market town of Reepham lies within a 10 minute drive, the coast approx. 30 minute's away and Norwich airport 21 minutes away (source AA).

Entrance Hall

Front door and window, roof light window overhead and tiled floor.

Lounge

10' 7" x 11' 7" (3.23m x 3.53m)

With Inglenook fireplace, with Bressummer beam over and a wood burner, there are exposed beams, radiator, corner alcove and window to the front. An arched approach leads through to:

Study

7' x 11' 7" (2.13m x 3.53m)

With beamed ceiling, exposed brickwork and beam, radiator and front window. Opening through to

Dining Room

10' 4" x 11' 8" (3.15m x 3.56m)

With Inglenook fireplace, with Bressummer beam over. Built in cupboard to either side, beamed ceiling, pamment tiled floor, radiator and front window.

Utility Room

9' 9" max x 8' 5" min (2.97m max x 2.57m min)

Fitted with base and wall units, with work surfaces having 1 and ½ bowl sink unit with tiled surround. Built in electric oven and hob with extractor above. Plumbing for dishwasher, beam to ceiling, pamment tiled floor, radiator. Window to side, borrowed light window and stable style door to

Conservatory

13' 3" max x 12' 6" max (4.04m max x 3.81m max)

With tiled floor, radiator, leaded light finish to double glazed windows and doors opening to rear garden.

Boot Room

With entrance door from front garden, oil fired boiler, radiator, tiled floor and window.

Bathroom

With panelled bath with shower over and shower screen. Wash hand basin and WC. Tiled surrounds and tiled floor, window and radiator.

Kitchen

15' 4" max narrowing to 9' 4" min x 12' 9" max (4.67m max narrowing to 2.84m min x 3.89m)

With fitted range of base and wall units with work surfaces having tiled surround and 1 ½ ceramic bowl sink. There is space for a range sized cooker with hood above, built in dishwasher, washing machine and dryer. Space for American style fridge freezer. Concealed pull-out ironing board, pantry cupboard, beam spanning the room, tiled floor, radiator, two roof light windows. Borrowed light window, side window, access to

Breakfast Conservatory

12' 8" max x 12' 5" max (3.86m max x 3.78m max)

With brick built base walls, double glazed, with leaded light windows, double and single doors opening out to the garden and views across to farmland, two radiators, tiled floor and exposed flint work wall.

Bathroom

Suite comprising WC, vanity unit wash basin and bath. Tiling to walls and floor, recessed lights, towel radiator, window and shower unit.

First Floor Landings

Split level, and approached by 2 stairways from ground floor.

Generous space to one section of landing approximately 10'10"x 7'2". Radiator, rear window, traditional ledged and braced natural wood doors opening off, vertical and ceiling beams.

Bedroom One

11' 8" x 13' 2" (3.56m x 4.01m)

Feature vaulted ceiling with exposed beams, fireplace to chimney breast, natural wood floor and radiator

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

With sloped ceiling, panelling to one wall, natural wood floor, radiator and rear window

Bedroom Three

11' 8" x 13' 5" max (3.56m x 4.09m max)

With feature fireplace, beams, natural wood floor, radiator and front window.

Bedroom Four

7' 5" max x 11' 8" (2.26m max x 3.56m)

Beam exposed, natural wood floor, front window and radiator.

Bedroom Five

9' 7" x 5' 5" (2.92m x 1.65m)

Sloping ceiling, beam exposed, radiator and side window.

Cloaks W C

Suite of wash basin with vanity unit and tiled surround, WC. Sloped ceiling, natural wood floor, radiator and window.

Studio/ Guest Suite

Offering guest accommodation. Could adapt to a variety of uses, subject to local authority permission.

Comprising three main rooms;

Room One (11'11" x 10'8"), having side door and radiator natural wood floor. Base unit has circular inset sink. Ceiling beams, loft access.

Room Two (7'3" x 7'8"), with front door and window, exposed brick work, natural wood floor ceiling beams and radiator.

Shower Room with shower, WC and wash basin. Side window, radiator, natural wood floor.

External oil fired boiler.

The Grounds

Set well back and elevated to the front, with an in and out driveway leading around the front garden, sweeping across the front of the cottage, accessing parking for several cars. Sectional garage building used as workshop.

Established and well planted gardens lie to all sides and are another main feature here. They offer areas of lawn with beds, borders and attractive sitting areas and space to dine alfresco or follow the sun around the garden if you wish. An attractive feature are decorative wrought iron gates which afford views over adjoining farmland.

Note

The first floor fireplaces are not presently in use, always get them checked before lighting a fire!

*** Agents Note***

Previously a pair of cottages, the current owners are in the legal process of registering the cottage as a single dwelling on the land registry. Please seek further information and progress on this prior to offering.



view this property online williamhbrown.co.uk/Property/RPM103507



welcome to

Rose Cottage Reepham Road, Bawdeswell Dereham

- Detached period brick & flint cottage, with annex
- Large mature gardens surround
- Flexible accommodation with 5 bedrooms
- Potential for multi-generational living
- 2 Conservatories to rear

Tenure: Freehold EPC Rating: F

offers in excess of

£650,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103507



Property Ref:
RPM103507 - 0009

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