



Hillside Cottage, The Street, Corpusty, Norwich, NR11 6QP

welcome to

Hillside Cottage, The Street, Corpusty, Norwich

This detached, Period Cottage enjoys a tucked away position within a popular village with amenities. Of particular note are plentiful character features, a sizeable lawned garden, ample parking for a number of vehicles and a useful brick and tile outbuilding.



Description

This charming detached, Period Cottage offers plenty of character features throughout including beamed ceilings, pamment tiled floors and a wood burner. Enjoys a tucked away position on a sizeable plot measuring 0.24 acres (STMS) in this ever popular village with its range of amenities including pub, shop, church and first school. It lies approx. 18 minutes from the North Norfolk Coast and 12 minutes from the Historic Market Town of Reepham. Plenty of off-road parking, 2 first floor bedrooms, each with vaulted ceiling, an attractive first floor bathroom with beamed and vaulted ceilings, exposed brick work, wall beam, roll top bath etc. Mostly double-glazed windows. Heating is from a multi-fuel Rayburn with back boiler serving cast iron radiators with brass crocus valves at present.

Entrance / Boot Room

With split stable style door from outside, Welsh slate tiled flooring, roof light window, stable door and steps to kitchen. Double doors to utility.

Utility

With 2 roof light windows, fitted shelving, Welsh slate tiled flooring, butler style sink and space for washing machine.

Shower Room (off Utility)

With double-glazed window, Welsh slate tiled flooring, lower walls panelled, beams, WC, wash basin, shower cubicle & chrome towel radiator.

Kitchen / Dining Room

13' 2" x 12' 4" (4.01m x 3.76m)

With beamed ceiling, pamment tiled floor, windows to front and rear, fitted range of base units, work surface with tiled surround and sink unit. Range style cooker space with wide hood above, there is a multi-fuel cooking range with back boiler serving radiators, beamed approach leads off to -

Study Alcove

6' 6" x 6' (1.98m x 1.83m)

With beamed ceiling, double-glazed front window & wall beam.

Lounge

13' x 12' 5" max narrowing to 9' 9" min (3.96m x 3.78m max narrowing to 2.97m min)

With windows to front and rear, beamed ceiling, feature brick and beam Inglenook style fireplace with wood burner, corner alcoves, brick work display niche, front entrance door, pamment tiled floor and stairway leading off.

First Floor Landing

With rear window, sloped and beam ceiling, wall beams and latch style doors open off.

Bedroom One

14' 7" max x 13' min extending to 12' 6" (4.45m max x 3.96m min extending to 3.81m)

Enjoying a double aspect from double glazed front window overlooking garden and barn and small double glazed side window. Vaulted and beamed ceiling, tapering chimney breast feature and alcove either side of chimney breast.

Bedroom Two

12' 8" to chimney breast x 12' 8" max (3.86m to chimney breast x 3.86m max)

With panelled and vaulted ceiling with exposed roof timbers. Featuring tapering chimney breast, double glazed front window, sloping bulk head over stairway occupying one corner and hanging rail to alcove either side of chimney breast

Bathroom

With double-glazed window, beamed and vaulted ceiling, exposed brick work and beams, chrome towel radiator, airing cupboard, WC, wash basin & roll top bath.

Outside

Approached off the street by a driveway with the cottage on the left and the main lawned area of garden, with potential to be gated for further privacy. Barn and parking off to the right. An herb garden lies to the rear of the property and a patio terrace to the side of the cottage for sitting out.

Brick Tiled Built Outbuilding

27' 10" x 12' 8" (8.48m x 3.86m)

With power and light and an old stove still in place but not in use. Door from garden and two windows. Adjoining this serviceable outbuilding are the remains of a further outbuilding with walls but no roof measuring 22'6" x 13' offering some further potential and having a nearby gateway from the street. Beyond the cottage are areas of more formal garden with patio, lawn and shingled parking, shingled path leading to rear and picket style fencing to front approach garden.

Agents Note

1) Neighbouring property has Right of Way over the driveway for access.

2) This property is connected to mains water and mains drainage.

3) Any prospective purchaser with plans to remodel or extend or develop any part of this property should consult with the District Council to check compliance on local authority regulations, prior to offering.



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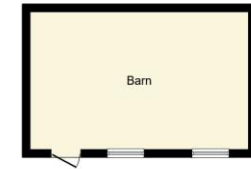
- Detached Period Cottage
- Small Brick Built Barn Outbuilding
- Character Features Aplenty, Numerous Beams, Tiled Floors and Wood Burner etc
- 0.24 Acres! (STMS)
- Plenty of Parking
- Popular Village with Amenities and Approx. 20 minutes to North Norfolk Coast
- Multi-Fuel Rayburn with Back Boiler for Heating System

Tenure: Freehold EPC Rating: G

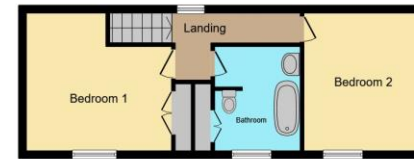
Council Tax Band: D



Ground Floor



Outbuilding



First Floor

offers in excess of

£375,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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