



**Apple Tree Cottage, Dereham Road, North Elmham,  
Dereham, NR20 5JD**

*welcome to*

**Apple Tree Cottage, Dereham Road, North Elmham, Dereham**

A detached, Period Cottage in a semi-rural setting with open meadow to rear & side. Offers a sizeable garden, garage and parking, 2 Bedrooms and many character features throughout. Vendor has found!



## Description

An interesting detached Period Cottage style home, backing open meadow. Offering 2 Bedroom accommodation, extended and remodelled over the centuries and more recently throughout the current owners lengthy time here. Fair to say it's now waiting for the next owner to come along and make it their own.

Largely single storey but with the first floor Main Bedroom enjoying its own En-suite Cloakroom and a step-in wardrobe. Character features throughout including an Inglenook style fire place retained and a wealth of beams. Oil-fired heating and double-glazed traditional small pane style windows. Elevated from the road and offering parking for two and a garage. The village offers a range of amenities, and it is well-placed for access local towns, city and coast.

## Front Entrance Porch

With stable-style front door, pamment tiled flooring, coats hanging and leading to Kitchen/Dining Room.

## Kitchen / Dining Room

19' 1" x 10' 2" (5.82m x 3.10m)

With pamment tiled flooring, two double-glazed front aspect windows, ceiling and wall beams. Fitted range of base and wall units, work surfaces have tiled surrounds and electric hob/oven.

## Sitting Room

13' 5" max x 12' 7" max (4.09m max x 3.84m max)

With natural wood floor, 2 double-glazed front aspect windows, bespoke natural wood return stairway leading off to main bedroom, Decorated beams and imposing & illuminated Inglenook style fire place (retained as a feature but not operational).

## Garden Room

16' 1" x 5' 2" (4.90m x 1.57m)

With beams, exposed brickwork, brick paved floor, two double-glazed rear aspect windows. Door to garden & accessed from the Kitchen/Dining Room & Sitting Room. Utility/Boiler room offering space & plumbing for washing machine and housing oil-fired boiler.

## Lobby

Accessed from sitting room and leading to Bathroom with double-glazed front aspect window and double door cupboard.

## Bathroom

With double-glazed window, surround to WC & inset wash basin and bath with shower over.

## Bedroom Two / Home Office

12' 7" x 10' 2" max (3.84m x 3.10m max)

With double-glazed front aspect window, natural wood flooring, fitted range of natural wood fitted furniture & exposed brickwork. Accessed from Kitchen/Dining Room.

## First Floor Main Bedroom

14' 4" max x 9' 1" extending to 12' 8" max (4.37m max x 2.77m extending to 3.86m max)

Vaulted ceiling with two beams spanning, balustrade surround to stairwell, double-glazed window, step-in wardrobe with beams and clothes hanging space to either side. Door to En-suite Cloakroom.

## En-Suite Cloakroom

With sloped ceiling, borrowed light window, WC and wash basin.

## Outside

Elevated from the road aiding seclusion and approached over a surface driveway with parking for 2 cars in front of the garage, lawn and established shrubs.

Access leads around to the rear garden where paved patio adjoins the cottage, and steps lead up to a cottage style wild flower garden with mature shrubs and tucked away area with plum trees. The garden adjoins neighbouring open meadow to rear and side with open views across.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## **Apple Tree Cottage, Dereham Road, North Elmham, Dereham**

- Detached Period Cottage
- Character Features Throughout
- Backing opening Meadow
- Oil-Fired Heating & Double-Glazing
- 16'1" Garden Room
- Main Bedroom has En-Suite Cloakroom
- Village Amenities & well-placed for local Towns, City & Coast
- **VENDOR HAS FOUND!**

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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