



Pettywell Corner, Reepham Norwich NR10 4RN

welcome to

Pettywell Corner, Reepham Norwich

Looking to live your best life "outdoors" in the heart of North Norfolk? Just under 2 acres await (stms), with this Semi-Detached 2 Bedroom period cottage with a separate self contained Studio Annexe. Minutes from historic Reepham and approximately 30 minutes from the North Norfolk Coast.



If you love outdoor living, whatever that may mean to you - here we offer a gem of a Cottage with plenty of character features, adjoining outbuilding, detached self contained Studio Annexe and just under 2 acres (1.88 acres stms). The property is well worth a visit if you're looking for self sufficiency? Want to keep animals? Or have very active pets or children who need a bit of space? It gets better - this Cottage lies within just a few minutes of the historic market town of Reepham with its range of amenities, highly regarded schooling through to 6th Form and picture postcard market square set with fine period listed buildings to 4 sides. The North Norfolk Coast, Broads and Norwich are all within approximately a 35 minute drive, if you jog, cycle or dog walk the Marriott's Way is just across the road and runs for miles through the countryside!

Front Entrance Vestibule

Door opens from front garden with coats hanging and door opening through to Lounge.

Lounge

12' x 11' 8" (3.66m x 3.56m)

Front aspect double glazed window, radiator, natural wood flooring, beams to ceiling and walls, wood burner inset to feature fireplace with raised hearth, curved beam above and deep corner alcove. Opens through to Hallway & Study Space.

Hallway & Study Space

Wall and ceiling beams, understairs space, rustic well worn tile and timber stepped approach from the Kitchen. Turning cottage stairway leads off and Study Space measures 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 Kitchen with a range of base units, work surfaces over with tiling surround and butler style sink & island unit. Three double glazed windows to rear and side aspects, stable style entrance door from rear courtyard, a wealth of beams to ceilings & paved flooring.

Bathroom

Intriguingly approached from half way up the turning cottage stairway, with suite comprising WC, wash basin & bath. Beamed and sloped ceilings, wall beams, corner alcove and 2 windows.

First Floor Landing

Short stretch of balustrade to stairwell, ceiling and wall timbers and two latch doors opening off to Bedrooms.

Bedroom One

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, & exposed ceiling timbers.

Bedroom Two

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

Rural outlook from double glazed rear window, 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 adjoining Cottage

13' x 7' 8" (3.96m x 2.34m)

Vaulted and beamed ceiling, double glazed window, radiator & tiled flooring.

Shower Room

Suite comprising WC, wash basin & shower. Roof light window to sloped ceiling, tiled flooring & radiator.

Boiler Room

8' 1" x 7' 4" (2.46m x 2.24m)

Window either side, vaulted ceiling with beams, tiled flooring, plumbing for washing machine, oil fired boiler, radiator & wall beams.

Detached Guest Suite Annexe

21' 10" max x 11' 7" max (6.65m max x 3.53m max)

Three double glazed windows, vaulted ceiling with roof light window and door to Shower Room (with suite comprising WC, wash basin & shower cubicle. Roof light window to high sloped ceiling, extractor fan, heated towel rail & tiled floor).

Outside Continued

To the rear of the cottage is a shingled courtyard area which gives

access to the kitchen door, the range of adjoining single storey rooms and the guest suite annex, A covered veranda approach to both buildings, personal gate opens to the side road & a low level sink has outside tap.

Side & Front Garden Areas

Gates from the rear courtyard and leading to front garden. This has an area of lawn with shrubs and garden walling to three sides. A shingled pathway leads from a personal front 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 measuring 12'3 x 5'2" overall, 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 measuring 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.

The Main Gardens And Grounds:

The majority of the grounds extend to the rear and off to one side, mainly laid to grass. An enclosed garden area with new fencing around has 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 measuring 12'3 x 5'2" overall, timber Shed behind, a range of outbuildings and pens currently housing a variety of chickens, ducks and pigs. There are also Potting shed, timber Garden Shed and of particular note a timber built WORKSHOP measuring 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 space and large hardstanding for parking, but which had also been retained to provide a base for a cart store style garaging or further workshop, subject to Local Authority regulations. To the far end of the grounds is a secure enclosure for rare breed pigs currently.



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Pettywell Corner, Reepham Norwich

- Just under 2 Acres (1.88 stms)
- 2 Bedroom Character Cottage
- Beams, Wood Burner, Cottage Stairway etc
- Self Contained Studio Annexe
- Minute's from Historic Reepham

Tenure: Freehold EPC Rating: E
Council Tax Band: B



£495,000

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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RPM103841 - 0002

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william h brown



01603 873208



Reepham@williamhbrown.co.uk



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



williamhbrown.co.uk