



**Hillside Church Street, Elsing, Dereham NR20 3EA**



**welcome to**

## **Hillside Church Street, Elsing**

Something a bit special in Norfolk - This stylish and well-presented period cottage offers so much more than one can imagine, it must be seen! Great presentation, beams, fireplaces and an imposing view of the neighbouring village church.



### Entrance Porch

Stable style external entrance door, oil fired central heating boiler, tiled flooring, double glazed door opening to:

### Open-Plan Kitchen / Diner

23' 9" x 13' 4" max (7.24m x 4.06m max)

A range of wall and floor mounted fitted kitchen units with brickwork divides to base units and work surfaces over, inset white Belfast style sink unit, Range style cooker, fitted wine rack and breakfast bar, airing cupboard with wooden doors, feature fireplace with brickwork surround, feature 'minstrel gallery' overhead, ceiling beams, tiled flooring, two radiators, staircase rising to the first floor with under-stairs storage cupboard, roof light window.

### Lobby Area

Exposed brickwork, beamed ceiling, tiled flooring, door opening to:

### Ground Floor Shower Room

(High sloped ceiling) Suite comprising low level W.C, hand wash basin and shower cubicle, radiator, tiled flooring, ceiling beams, double glazed window.

### Lounge

15' 2" x 12' 5" (4.62m x 3.78m)

Feature brick and beam fireplace with inset wood burner, radiator, ceiling beams, dual aspect double glazed windows.

### L Shaped Garden Room Garden Room Area 1

9' 7" x 7' 10" (2.92m x 2.39m)

(Sloped ceiling) Tiled flooring, ceiling beams, roof light window, and double glazed external entrance door opening to the garden.

### Garden Room Area 2

7' 4" x 5' 7" (2.24m x 1.70m)

Tiled flooring, tall double glazed window panels.

### First Floor Landing

(Sloped ceiling) Exposed brickwork, doors opening to both bedrooms.

### Master Bedroom

15' 7" x 10' (4.75m x 3.05m)

(Sloped ceiling) Walk-in wardrobe, natural wooden flooring, ceiling beams, radiator, Dormer style windows, door opening to:

### En Suite Bathroom

(Sloped ceiling) Suite comprising low level W.C, bidet, and hand wash basin and bath, radiator, natural wooden flooring, ceiling beams, extractor fan, wardrobe cupboard, Dormer style window.

### Bedroom 2

15' 3" x 13' 4" (4.65m x 4.06m)

(Sloped ceiling) Deep built-in wardrobe, ceiling beams, exposed brickwork, radiator, Dormer style windows.

### Outside

The main garden lies to the rear of the property and is another feature of this cottage, being laid mainly to lawn with well stocked and established flower and shrub beds, vine covered Pergola and also backs onto fields. The property boasts amazing views to the neighbouring church.

### Studio

11' 1" x 8' 2" (3.38m x 2.49m)

Power and lighting, high vaulted ceiling, tiled flooring, double step up to door opening to:

### Timber Built Workshop

10' x 9' (3.05m x 2.74m)

Power and lighting.

### Utility Room

8' 11" x 8' 7" (2.72m x 2.62m)

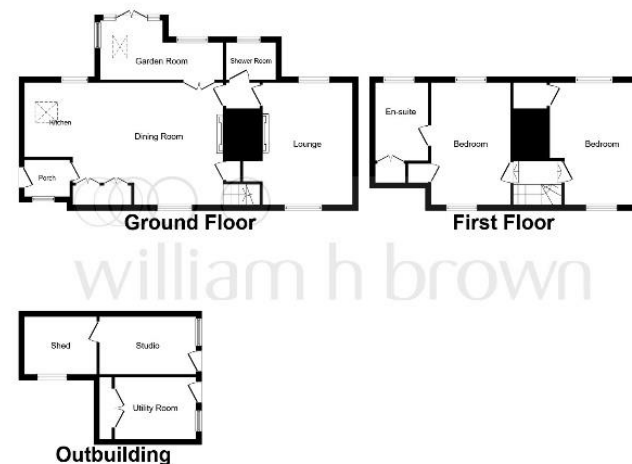
High vaulted ceiling with beams, plumbing for washing machine, and space for freezer, single drainer stainless steel sink unit, tiled flooring, and cupboard with double doors.

### Location

Elsing is a rural village situated about 5 miles from the bustling market town of Dereham and about 13 miles from the City of Norwich. There is a public house, The Mermaid Inn, village hall, historic Church and Elsing Hall.

### Agents Note

We understand the neighbouring cottage has a right of access across the rear of the property. Further details of this can be obtained from your solicitor at the time of purchase.



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). Plan produced for William H Brown. Powered by [www.localagent.com](http://www.localagent.com)



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## Hillside Church Street, Elsing

- 2 Double Bedroom Period Cottage
- Amazing Church Views
- En Suite Facilities & Separate Ground Floor Shower Room
- Character Features Throughout

Tenure: Freehold EPC Rating: F

offers in excess of

**£350,000**

- Attractive Garden Room
- Off-Road Parking & Gardens
- Double Glazing & Oil Fired Central Heating
- Non-Estate Village Location



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM102513 - 0010

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