

FREEHOLD



Cottage

CHAPEL ROAD NEATISHEAD NR12 8YF

Offers In Excess Of
£400,000

FEATURES

- Broadland Village
- Three/Four Bedrooms
- Fabulous Family Room
- Beautifully Presented
- Workshop and Outbuilding
- Semi Cottage
- Two/Three Receptions
- Open Plan Living
- Fantastic Location
- Farmland Views



3 Bedroom Cottage located in Neatishead

Welcome down a tranquil lane in the picturesque village of Neatishead, this charming semi-detached cottage, built in 1860, offers a delightful blend of traditional character and modern living. This home features three reception rooms, including a welcoming sitting room, a snug for cosy evenings, and a dining area perfect for entertaining. The well-appointed kitchen and a convenient downstairs bathroom complete the ground floor, while the first floor boasts three comfortable bedrooms and an additional WC.

One of the standout features of this home is the beautifully extended family room, designed in a grand style with Douglas fir agricultural styled facing with up lighters and bi-folding doors that seamlessly connect the indoors with the stunning outdoor space. The gardens are a true highlight, offering ample room for relaxation, play, and even a vegetable garden for those with a green thumb.

The property also includes valuable outbuildings, comprising a workshop, wood store, and a garden room or office, providing an ideal space to unwind while enjoying views over the surrounding farmland. With parking for two vehicles under the carport, convenience is assured.

Neatishead is a vibrant community, boasting a local store, primary school, pub/restaurant, and an active village hall, all contributing to a friendly atmosphere. The beautiful Broads are just a stone's throw away, with access over Barton Broad, while the bustling Broads capital is only three miles distant. For those seeking a taste of city life, Norwich is a mere ten miles away, offering a wider range of shops and amenities. This cottage is not just a home; it is a lifestyle choice, perfect for those who appreciate the beauty of rural living combined with modern comforts.

Entrance Lobby

Sealed unit double glazed entrance door to the side, leading to the entrance hall. Door to snug/study/bedroom five.

Entrance Hall

Sealed unit double glazed window to the front overlooking fields, part parquette flooring coupled with period styled contemporary flooring which extends through to the kitchen and the newly added family room. Stairs to the first floor, doors to the kitchen and downstairs bathroom.

Snug/Study/Bedroom four

19'8 x 9'6

Sealed unit double glazed windows to front and side, beamed roof space. Overlooking the garden and back through to the new family room. Door to the boiler room with floor standing oil boiler with underfloor heating pipes with new tank and space for washing machine and tumble dryer.

Bathroom

Sealed unit double glazed window to the front, Japanese style plunge bath, with screen and shower over, splashbacks, wc and wash hand basin with vanity unit below, splashbacks.

Kitchen/ family room

13'6 x 6'8 plus 22'3 x 13'5

Sealed unit double glazed window to the rear overlooking the rear garden, range of base and wall mounted country contemporary styled kitchen with complementary worksurfaces over in a Holkham colour range making this a centrepiece to this next open plan family space. Integrated appliances to include double oven, hob, extractor and dishwasher. Sink unit with splashbacks. Opening stylishly and generously to this stunning family room which overlooks the plot and seamlessly connects this contemporary light and airy living space to the rest of this beautifully traditional country cottage. Sealed unit double glazed full height windows to the side with full width bi-folding doors to the front and rear connecting this fabulous space to the outside with the BBQ courtyard and the rest of the rear garden. Ideal for gatherings with family and friends, a great party space or just relaxing with outside breezing through naturally. Beautiful flooring which is a continuation from the entrance hall with underfloor heating.

Landing

Doors to the principal bedrooms and the two further bedrooms along with a separate wc.

Principal Bedroom

15'0 x 13'5

Sealed unit double glazed double aspect room overlooking the open fields and the countryside beyond. Radiator.

Bedroom Two

9'4 x 8'2

Sealed unit double glazed window to the front overlooking the farmers field and the countryside beyond. Radiator.

Bedroom Three

9'9 x 6'2

Sealed unit double glazed window to the side overlooking the garden. Radiator.

Wc

Sealed unit double glazed window to the front, wc and wash hand basin.

Outside

The frontage is typically as you would find with a cottage tucked away down a lane in the heart of the Norfolk countryside. Undercover double parking cart lodge agricultural style. Gate to the rear garden. The main entrance is via a walled and pathed entrance with a flat bed oil tank leading to the entrance door. The rear garden is a fantastic space which has been well designed with all parts of this glorious outside space being usable. We have a real architectural marvel as a centre piece which is the beautifully designed exterior of the family room a hint of agricultural with a warm feel of the woodwork with feature lighting. Patio area round with the BBQ courtyard, connecting effortlessly to the lawned garden with its mature hedging and softened planted borders. The rear vegetable garden overlooking the open fields making this a picturesque view whilst harvesting your home grown. Storage shed in this area. Coming full circle back to the property on the right hand side you will find a garden studio/office which is perfect for a quiet getaway or indeed if you work from home this is priceless. There is a workshop with power and light and a wood store. Overall this home has it all for





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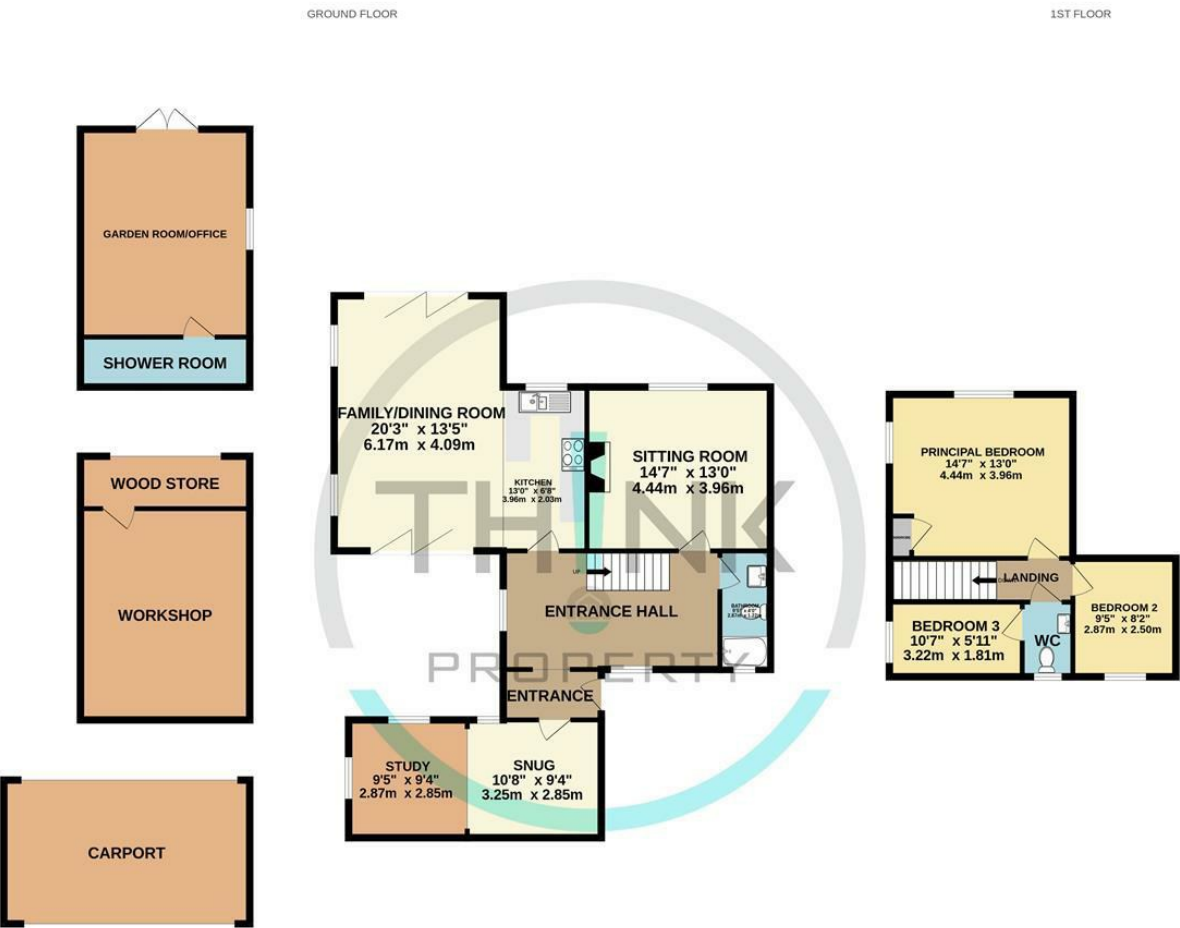
growing families, classic car enthusiasts or those who enjoy tinkering in an oversized shed, the list is endless to the joy this perfect country retreat has to offer. You will not want to miss this as very rarely available in this popular Broadland village coupled with being tucked away yet still accessible to amenities including a local pub.



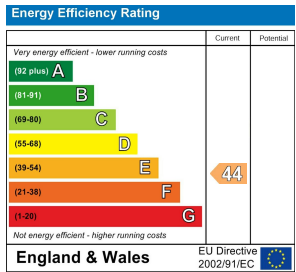
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