

**Mermaid Cottage,  
PEASELAND GREEN,  
Elsing, (Near Dereham). NR20 3DY.**

DEREHAM 4 MILES.

FAKENHAM 17 MILES.

CITY OF NORWICH 14 MILES.



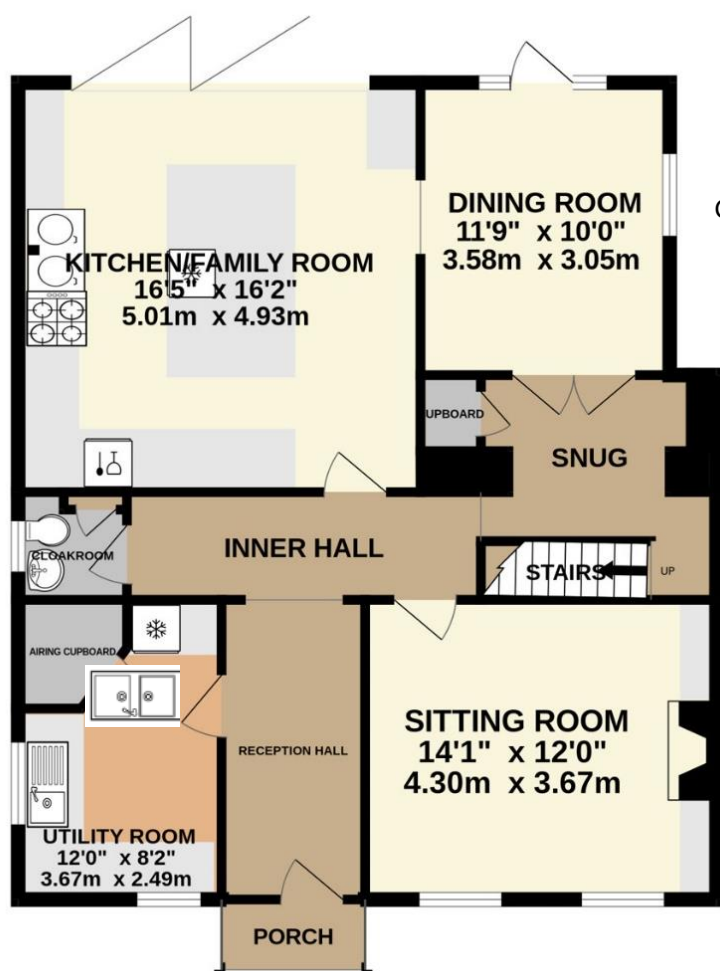
Offers sought in the region of £700,000 Freehold

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The sale of Mermaid Cottage represents a unique opportunity to acquire a stunning, semi-detached Period Character Cottage Residence recently extended and the subject of a thorough yet tasteful modernisation and refurbishment program. The Property provides spacious, well appointed and beautifully presented accommodation including 2/3 reception rooms and 3 bedrooms, (and scope to provide a 4<sup>th</sup> Bedroom), together with a self-contained, single storey Annexe, ideal for extended family living, or letting out, (subject to the necessary consents).

Works to the property have included the provision of a new electric heating system, the installation of high quality, aluminium framed, powder coated double glazed units, a new roof, new electrics and plumbing throughout – and an impressive, fully fitted kitchen/Family room with high quality units (by John Lewis of Hungerford), gas and electric Aga and full width bi-fold doors opening onto an attractive terrace.

The property stands within beautiful, South-facing, landscaped Gardens extending, (in all), to about 0.4 Acre (stms) with ample parking space a 4 car cart-shed style Garage, and good sized Summer House/Garden room, all set in a peaceful rural location surrounded by farmland and enjoying unrestricted views across open Countryside.



GROUND FLOOR



FIRST FLOOR





#### Ground Floor:

**Tiled Entrance Porch:** with part double glazed front door to;

**Entrance Hall:** Italian travertine tiled floor.

**Inner Hall:** with Italian travertine tiled floor. Ceiling recessed spotlights. Through to;

**Snug:** Built-in coats cupboard with fitted shelf, hanging rail and latch door. Exposed brick and flint feature wall. Italian travertine tiled floor. Twin glazed doors to dining room. Staircase to first floor.

**Sitting room:** 14'1" x 12'0", (4.3m x 3.7m). Feature brick fireplace with wood burning stove on stone hearth. Shelves recesses to either side. Ceiling recessed spotlights. 2 wall lights. Dimmer switches. Laminate floor.

**Cloakroom:** Low level WC and hand basin. Meters cupboard. Ceiling recessed spotlights. Amtico LVT flooring.

**Kitchen/Family Room:** 16'5" x 16'2", (5.0m x 4.9m). A stunning room with a definite "Wow" factor. Fully fitted with a bespoke, high quality range of "John Lewis of Hungerford" units and built in appliances, comprising; Double bowl ceramic sink unit with pedestal mixer tap and extendable rinsing tap, set in long oak work tops with drawers, cupboards, shelves and dishwasher under. Aga with black enamelled front and top and having 2 Economy 7 electric ovens and 2 hot plates. To the side is an independently controlled Companion Aga with 2 electric ovens and a 4 ring bottled gas hob. Extractor hood with concealed lighting over. Matching dresser unit with shelves and cupboards under. Large island worktop with drawers, cupboards and refrigerator under, and integral Baker's table with deep utensil drawer and easily accessible power points under. Fitted shelf. Amtico LVT flooring. Ceiling recessed spotlights and 3 downlighters. Full width bi-fold doors to South-facing sun terrace and the gardens. Through to;

**Dining room:** 11'9" x 10'0", (3.6m x 3.1m). A double aspect room with fitted roller blinds and laminate floor. Double glazed door to Garden.

**Utility room:** 12'0" x 8'2", (3.7m x 2.5m). Stainless steel sink unit with pedestal mixer tap, set in fitted beech wood work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Built-in airing cupboard with hot water cylinder and twin fitted immersion heaters. Built-in fridge and further shelved larder cupboard. Fitted shelf. Laminate floor. Ceiling recessed spotlights. Roller blinds.

#### First Floor:

**Landing/Study Area:** Hatch to roof space. Fine rural views to the front across open farmland.

*It should be noted that this area has the capability to be easily converted to provide a fourth bedroom (if required) by the erection of partition wall.*

**Dressing room/Lobby:** with 2 double wardrobe cupboards. Fitted shelf. Velux roof light. Through to;

**Master Bedroom:** 16'2" x 9'6", (4.9m x 2.9m). Wide, South-facing picture window over-looking the rear garden. 2 Velux roof lights. Timber panelling with bedside lights and dimmer switch. TV point.

**En Suite Bathroom:** with white suite of roll topped bath with mixer tap. Low level WC. Hand basin with mixer tap, and cupboards under. Extractor fan. Shaver point.

**Bedroom 2:** 12'0" x 10'6", (3.7m x 3.2m). 2 double fitted wardrobe cupboards. Roller blinds. Lovely views cross open countryside.

**Bedroom 3:** 12'0" x 11'0", (3.7m x 3.4m) max. Roller blinds. Fine views over open farmland.

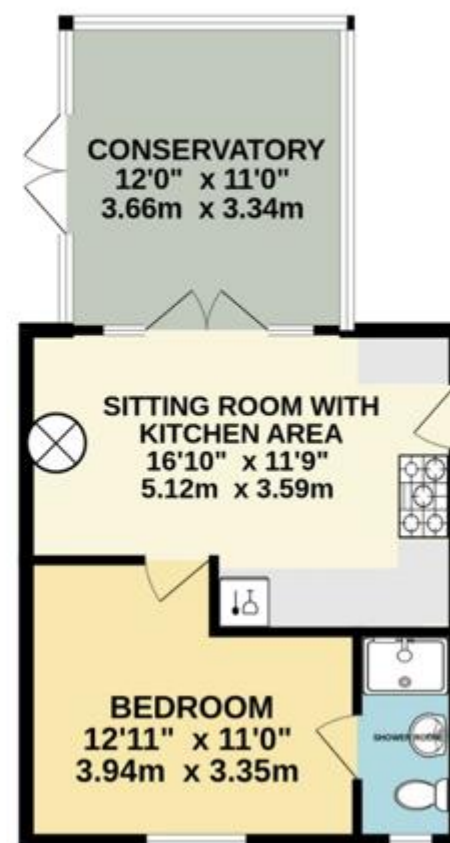
**Shower room:** Hand basin set in marble top with tiled splashback, and drawers under. Low level WC. Ceiling recessed spotlights and 2 wall lights. Walk-in shower with antibacterial micro-cement walls, extractor fan and ceiling recessed spotlights.





On the East side of the main Residence is an imaginatively converted and extended former double garage, now providing an excellent, self contained, single storey Gite/Annexe; “Little Mermaid” – ideal for extended family living, or letting out, (subject to the necessary consents).

Heating is provided by electric heaters, and all windows are double glazed.



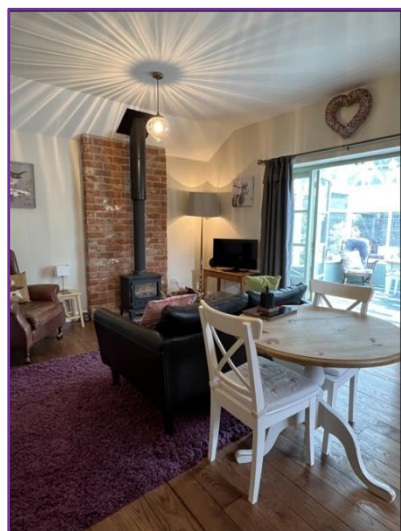
**The accommodation comprises:** Half double glazed door to;

**Sitting room with Kitchen Area: 16'10" x 11'9", (5.1m x 3.6m) overall.** Double bowl ceramic sink with pedestal mixer tap, set in a Beech wood work surface with drawers, cupboards and dishwasher under. “Rangemaster” Aga with 2 electric ovens, grill and 6 gas burner hob. Built-in larder cupboard with adjoining work top, and refrigerator under. “Firefox” wood burning stove with exposed brick backing. Wood floor. 2 wall lights. Twin double glazed doors to;

**Conservatory: 12'0" x 11'0", (3.7m x 3.3m),** with double glazed roof, and twin double glazed doors to garden.

**Bedroom: 12'11" x 11'0", (3.9m x 3.4m).** Hatch to roof space. Fitted Venetian blind.

**En Suite Shower room:** walk-in shower cubicle with “Mira” fitting, and glass screen door. Feature granite hand basin with mixer tap, tiled splashback. Low level WC. Heated towel rail. Extractor fan. Tiled floor. Fitted Venetian blind.



## The Gardens.

To the front of the property field type gates lead to a gravelled in & out drive with plenty of turning space and **ample parking**, and to a detached, tiled **Cart Shed Garage measuring 32'0" x 15'6", (9.7m x 4.7m)**, comprising 3 open fronted bays and an enclosed garage with double timber entrance doors.

There is a small, lawned garden with fruit tree by the roadside, from where there are lovely rural views over open farmland to Elsing Church.

A field gate to the side of the Annexe leads to the South-facing rear garden, which is beautifully landscaped with extensive lawns, and well tended flower, rose and shrub beds, and soft fruit trees including apple and plum, and a nicely enclosed decked area/sun terrace by the bi-fold doors from the kitchen/family room.

Within the garden is an attractive **Summer House/Studio, 21'10" x 7'8", (6.7m x 2.3m)**, suitable for a variety of alternative uses, and having insulated walls and roof, parquet flooring, and 2 sets of double glazed doors opening onto the garden. Close by is a timber and felt roofed **Garden Store, 10'0" x 6'0", (3.0m x 1.8m)**, and a metal **Storage Shed, 15'0" x 10'0", (4.3m x 3.0m)**.

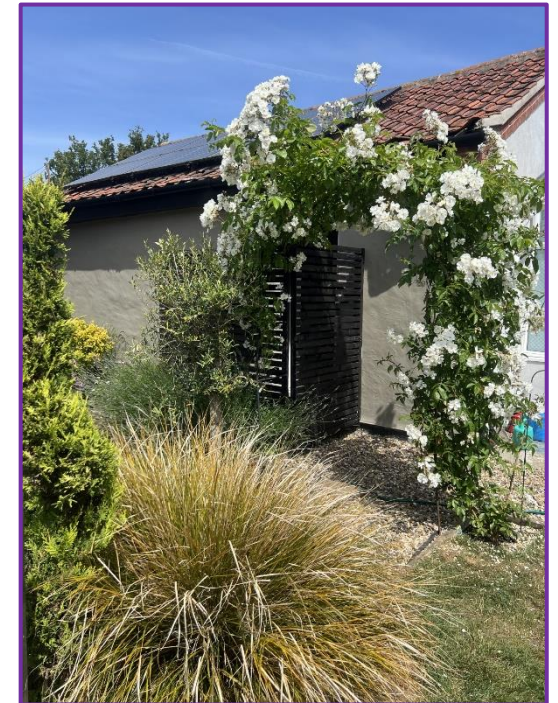
There is also an enclosed former chicken run, sheltered by mature shrubs, fir and deciduous trees, at the end of the garden.

**Services:** 12 solar panels connected to 2 x 10.5kw batteries provide electricity. Mains electricity and bottled gas is also connected. Water is drawn from a private bore, and drainage is to a private system.

**District Authority:** Breckalnd District Council, Dereham. Tel: 01362 695333 **Tax Band:** “C”

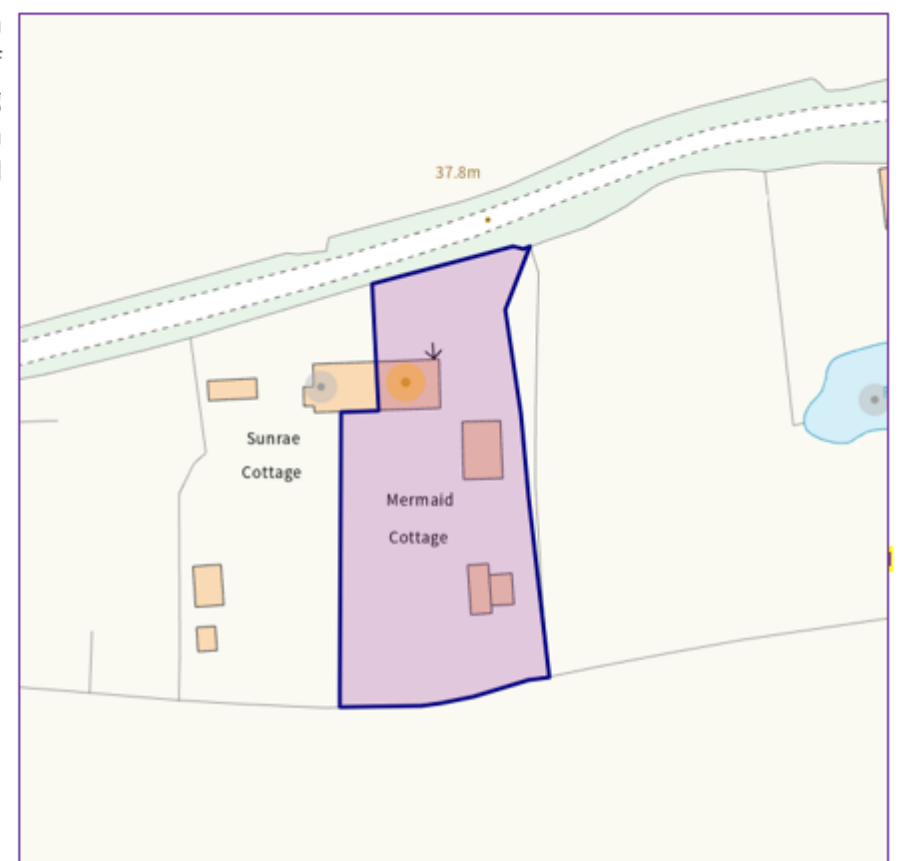
**EPC:** TBA.





**Directions:** From the A.1067 Fakenham – Norwich Road, proceed to the Bawdeswell Garden Centre and take the turning opposite, as signposted Elsing. Follow that road for 1¼ miles into Mill Street. Turn right at the junction and follow the road around to the left, past the Old Mill. Continue for a further 2/3rds mile, and at the staggered crossroads, continue straight into Church Road. At the 'T' junction in front of St Mary's Church (Elsing), turn left and follow the road (past the village hall) and bear right into Moor Lane. At the next 'T' junction turn right into Peaseland Green, and Mermaid Cottage is on the left at a further ¼ mile as marked by a for sale board. **What three words:** vans.mills.earpiece

**Location:** Peaseland Green is a small, quiet hamlet set in a lovely rural location surrounded by open farmland, in the heart of some of mid-Norfolk's most beautiful countryside. The Market Town of Dereham is 4 miles distant and offers a wide range of shopping, educational, leisure and sporting facilities, and is home to the Mid-Norfolk Railway which runs trains over an 11 mile track from North Elmham to Wymondham. The A47 trunk road is 2¼ miles distant and gives easy access to Swaffham and the City of Norwich, from where there is a direct rail link to London, and an international airport.



**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.**  
**Tel: 01328 864763. Email: [office@baileybirdandwarren.co.uk](mailto:office@baileybirdandwarren.co.uk) [www.baileybirdandwarren.co.uk](http://www.baileybirdandwarren.co.uk)**

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