



## Butlers Cottage, Dereham Road, Swanton Novers.

Melton Constable.  
NR24 2QT.

Offers sought in the region of  
**£585,000**  
Freehold

Spacious, Individual, Detached Residence with extended, flexible accommodation, having full oil fired central heating and modern double glazing, and including 2-4 reception rooms and 7-9 Bedrooms (5 with en-suite facilities).

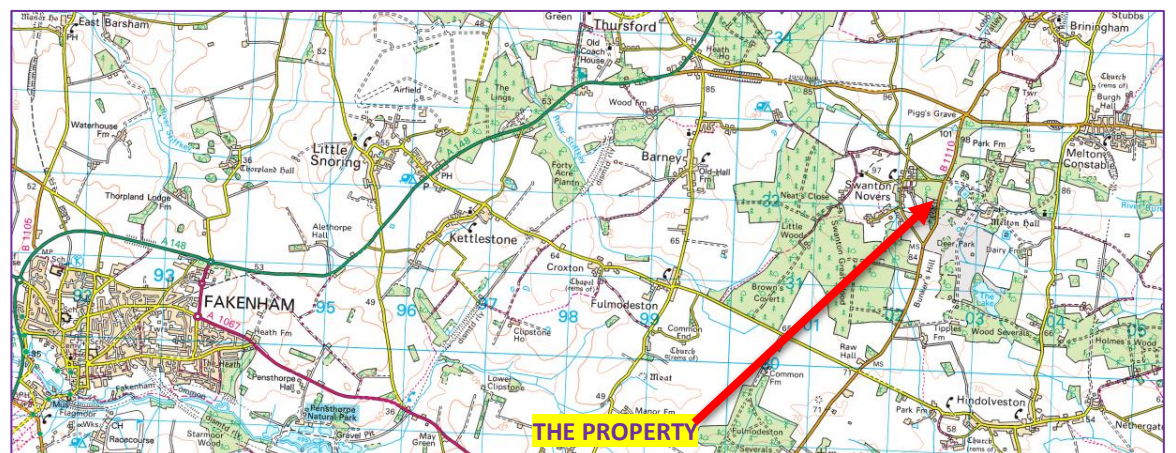
Outside there is parking space for several cars, a very private, mainly lawned mature Garden, further potential garden (to the West), and a small area of woodland – the whole extending to **over ½ acre** (stms).

The property stands in sheltered grounds close to Swanton House (Residential Care Home), and is within easy walking distance of open farmland and a local Nature Reserve.

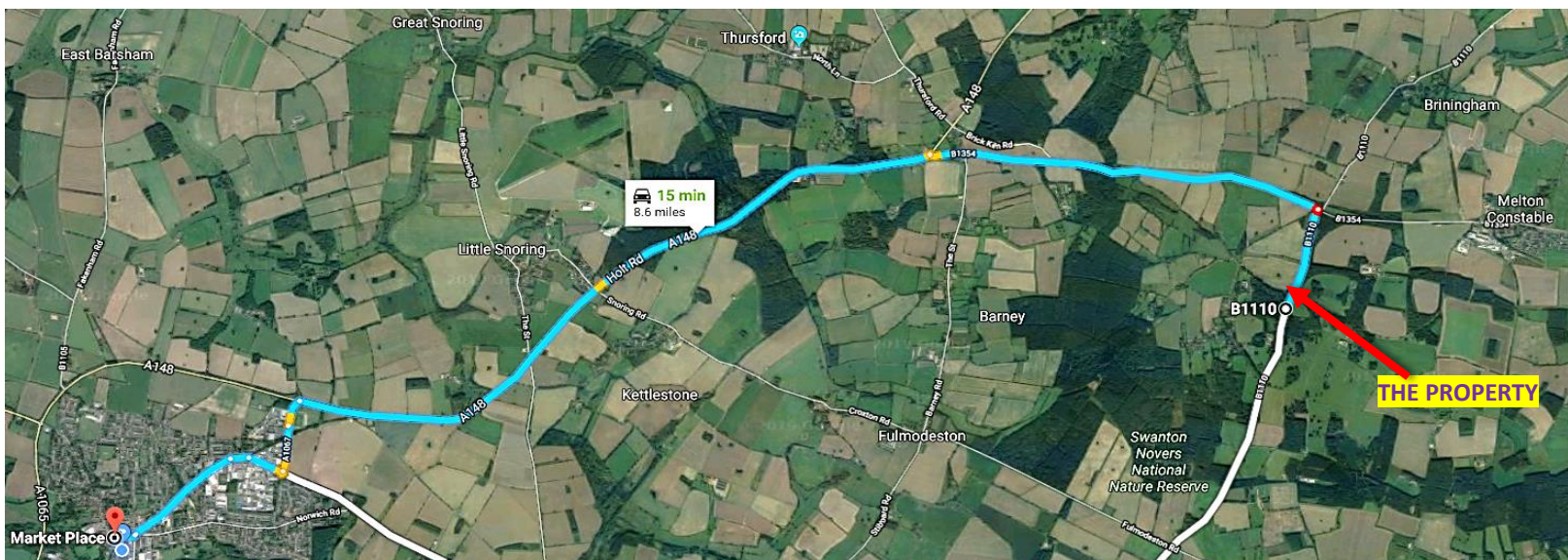
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

**Directions:** From Fakenham take the A.148 Holt & Cromer road, and proceed for 5 miles. Bear right, just after the Parkside filling station at Thursford, onto the B.1354, as signposted Melton Constable. Continue for a further 2 miles, and at the crossroads, turn right onto the B.1110, as signposted Guist. The property is on the right, as marked by a for sale board.

**Location:** Swanton Novers is a small rural village, in the heart of North Norfolk, between the Market Towns of Fakenham and Holt. There are ancient woodlands nearby, some of which are managed by English Nature, forming one of the Country's most important woodland reserves – the Honey Buzzard is a regular visitor. Fakenham has a wide range of shopping, educational and sporting facilities, (including a National Hunt racecourse), and the Georgian Town of Holt offers a unique range of shops, and a steam railway to the Coastal resorts of Sheringham & Cromer. There is an onward rail link from Cromer to the City of Norwich.



**District Authority:** North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "D".



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 www.baileybirdandwarren.co.uk

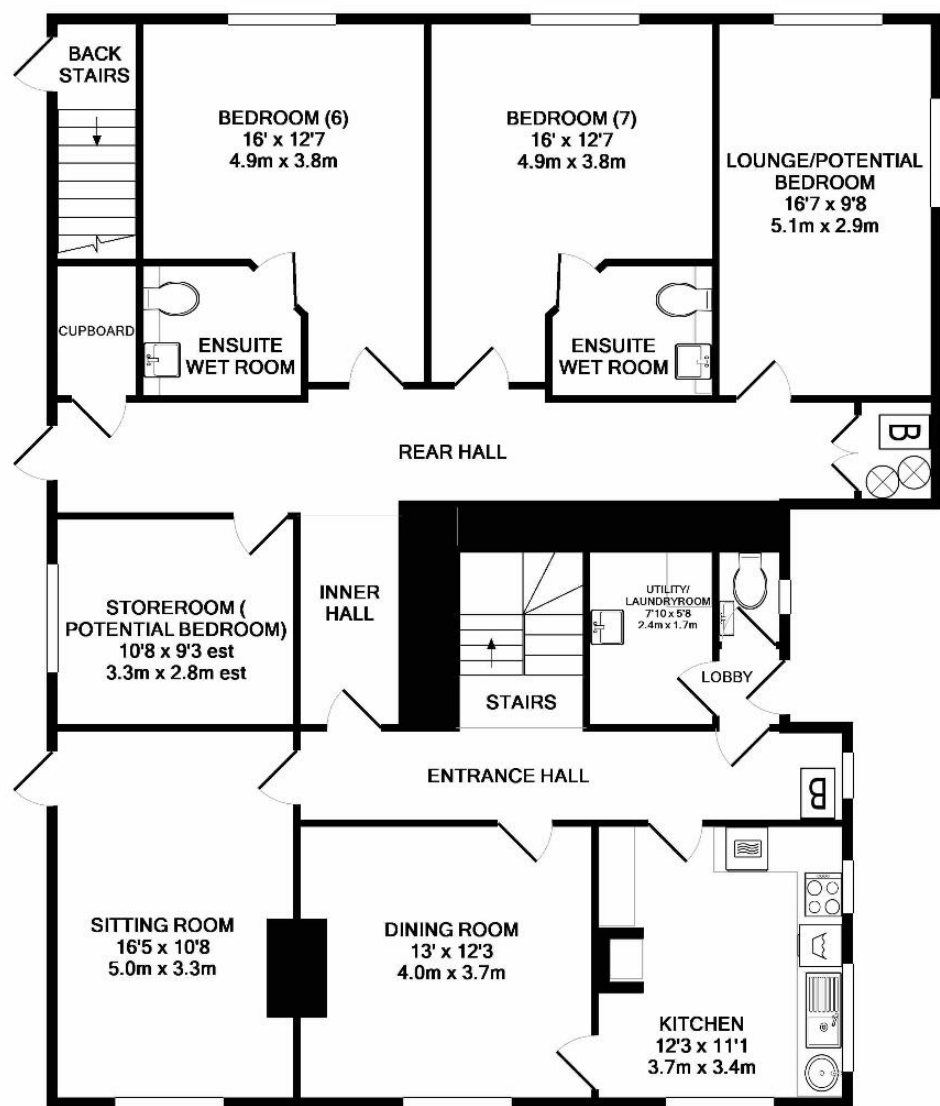
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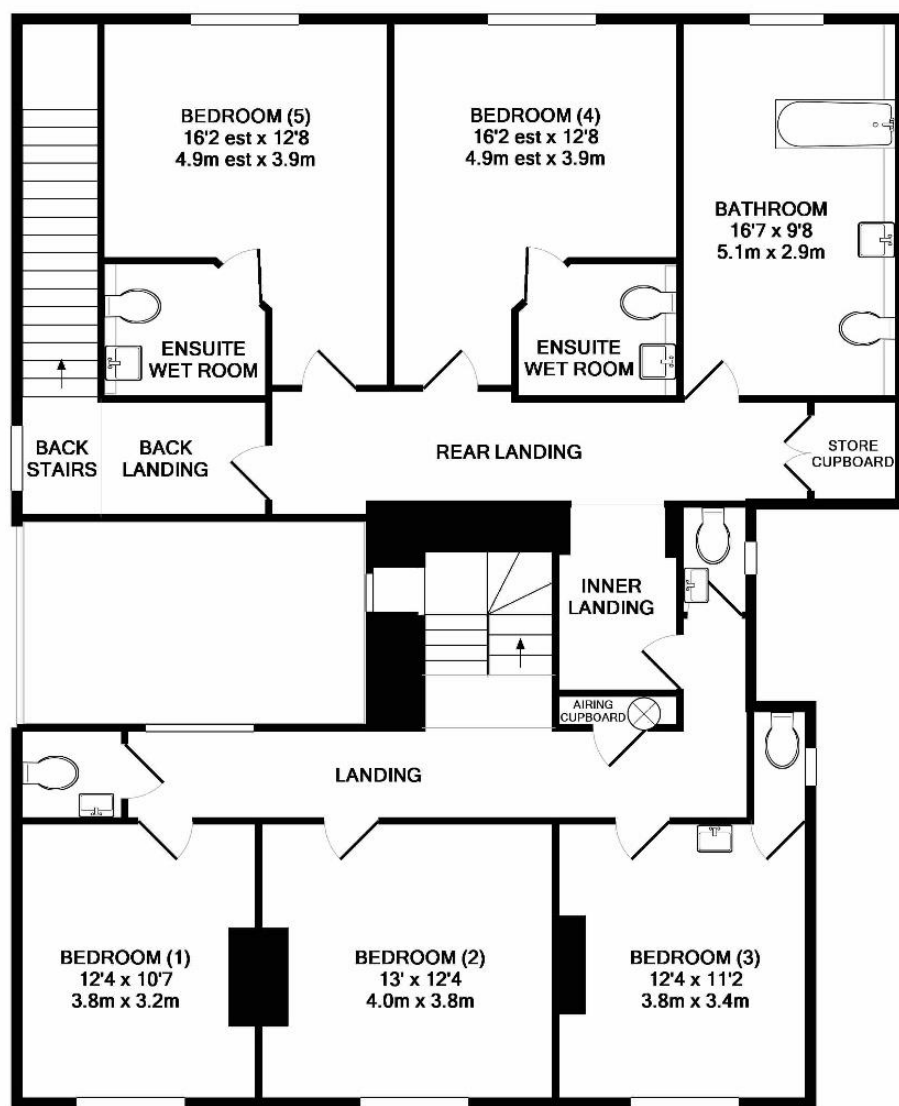
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GROUND FLOOR



1ST FLOOR

**EPC: C** (Commercial rating)

#### Ground Floor:

**Entrance Lobby:** with half glazed front door.

**Cloakroom:** Low level WC. Hand basin with tiled splashback and mirror over. Emergency pull cord. Automatic light. Extractor fan.

**Utility/Laundry room:** 7'10" x 5'8", (2.4m x 1.7m). Hand basin with tiled splashback. Appliance spaces with plumbing for washing machine. Fitted shelf. Extractor fan. Tiled floor. Automatic light.

**Long Entrance Hall:** "Worcester" oil fired central heating boiler. Under-stairs cupboard. Main staircase to first floor.

**Sitting room:** 16'5" x 10'8", (5.0m x 3.3m). TV point. Telephone point. Half double glazed fire door to outside.

**Dining room:** 13'0" x 12'3", (4.0m x 3.7m). Door to entrance hall. Door to;

**Kitchen:** 12'3" x 11'1", (3.7m x 3.4m). Stainless steel sink unit with mixer tap, and fitted washing up bowl with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards and "Lamona" dishwasher under. Built-in ring electric hob unit with stainless steel extractor hood over. Built-in "Lamona" double oven with cupboard over and under. Matching range of wall mounted cupboards. Further fitted worktop with tiled splashback, and appliance spaces under. Fitted shelf with tiled splashback, and cupboards under. Door to entrance hall.

**Inner Hall:** leading through to;

**Long Rear Hall:** Built-in boiler cupboard with double doors, and housing "Grant" oil fired central heating boiler and twin hot water cylinders. Deep under-stairs storage cupboard. Half double glazed fire door to outside.

**Store room/Potential Bedroom:** 10'8" x 9'3", (3.3m x 2.8m) est.

**Bedroom (6):** 16'0" x 12'7", (4.9m x 3.8m). TV point. Wall light.

**En-Suite Wet Room:** Fully tiled shower area. Hand basin with tiled surround. Low level WC. Fitted shelf. Extractor fan. Automatic light.

**Bedroom (7):** 16'0" x 12'7", (4.9m x 3.8m). TV point. Telephone point. Wall light.

**En-Suite Wet Room:** Fully tiled shower area. Hand basin with tiled surround. Low level WC. Fitted shelf. Wall mounted medicine cabinet. Extractor fan. Automatic light.

**Lounge (potential Bedroom):** 16'7" x 9'8", (5.1m x 2.9m). TV point. A double aspect room.

#### First Floor:

**Main Landing:** Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space.

**Gent's Cloakroom:** Hand basin with tiled splashback. Low level WC. Extractor fan. Automatic light. Emergency pull cord.

**Bedroom (1):** 12'4" x 10'7", (3.8m x 3.2m). TV point.

**Bedroom (2):** 13'0" x 12'4", (4.0m x 3.8m). TV point. Telephone point.

**Bedroom (3):** 12'4" x 11'2", (3.8m x 3.4m). Hand basin with tiled splashback and mirror over. TV point. Door to;

**En-Suite WC:** with low level WC. Extractor fan. Automatic light. Emergency pull cord.

**Ladies' Cloakroom:** Hand basin with tiled splashback. Low level WC. Extractor fan.

**Inner Landing:** through to;

**Rear Landing:** Deep storage cupboard with double doors and electric light.

**Bedroom (4):** 16'2" x 12'8", (4.9m x 3.9m) est.

**En-Suite Wet Room:**

**Bedroom (5):** 16'2" x 12'8", (4.9m x 3.9m) est.

**En-Suite Wet Room:**

**Spacious Bathroom:** 16'7" x 9'8", (5.1m x 2.9m). Timber panelled bath with part tiled splashback. Pedestal hand basin with tiled surround. Low level WC. Long fitted shelf. Extractor fan. Automatic light. Venetian blind.

**Back Landing:** (with part glazed door to rear landing). Hatch to roof space. Emergency 'back stairs' to ground floor fire exit

**Outside:** A gated entrance leads from the road into a short drive and then to a parking space, large enough for several cars, and a timber Garage 16' x 9', (requiring some repair). A further pair of double gates lead onto a shared drive, returning to the road. At the end of the parking area is a small South-facing lawned Garden – which may be used as additional parking space. There are mature, mainly lawned Gardens on the North side, with trees, shrubs and a long beech hedge, beyond which is a further area of potential Garden\*. Between the garden and the roadside is a small wooded area with a variety of deciduous and fir trees, and rhododendron bushes, etc. The whole outside space extends to about 0.51 acre (stms). 2 oil storage tanks. Outside lights. Outside tap

**Note:** Should alternative Planning Consent be granted on the 'potential garden', (as outlined on a plan available from the Agents), the Vendor would require a claw-back provision whereby they would be entitled to 50% of the uplift in value - this to be applicable for a ten year period following the sale.

**Services:** Mains electricity and a private drainage system (located on the neighbouring property), are connected to this property. Water is drawn from a private bore, and shared with neighbouring properties.