

william
h brown

Select

Tully House
Pine Avenue
Cockley Cley



A LOVELY VILLAGE HOUSE OFFERING UP TO FOUR BEDROOM ACCOMMODATION IN THE HEART OF COCKLEY CLEY

A LOVELY VILLAGE HOUSE OFFERING UP TO FOUR BEDROOM ACCOMMODATION IN THE HEART OF COCKLEY CLEY Tully House, Pine Avenue, Cockley Cley, Swaffham, Norfolk, PE37 8AR

RECEPTION HALL

This welcoming hallway features a high, vaulted ceiling and exposed brickwork to one wall. The hall is open to the kitchen/dining room and doors to the ground floor bedrooms and bathroom. There is good fitted storage. Stairs lead up to the first floor, exposed floor boards.

KITCHEN

Fitted with a good range of fitted base storage units with work surfaces over, butler sink with wooden drainer and mixer tap. Matching wall cabinets provide further storage. Appliances within the kitchen include a double oven and electric hob with hood over. There is space and plumbing for a dishwasher. As with the hall this room features exposed floor boards which continue to a former breakfast area and through a wide arch into the dining room. There are also exposed beams to the ceiling. There is lift from the breakfast area to the first floor.

UTILITY ROOM

Having plumbing for a washing machine and fitted shelving. Tiled flooring, door out to the side aspect.

DINING ROOM

This lovely room overlooks the rear garden and has a glazed door opening to a veranda. An exposed brick chimney breast, with glazed display cabinet to one side, houses a wood burning stove on a raised hearth with a log store alongside.







BEDROOM 2

A double bedroom with fitted storage and window to the side aspect.



BEDROOM 3

A second double bedroom with fitted storage and window to the side aspect.

BEDROOM 4/STUDY

This ideal office space has a window to the side aspect and glazed double doors to the conservatory.



CONSERVATORY

Offering lovely views over the garden and adjoin paddock, this pleasant room has a tiled floor and double doors opening out to a sun terrace.

BATHROOM

With suite comprising bath in wood panelled surround, shower in cubicle, wc and hand was basin. Half height panelling to walls.

LANDING

With stairs up from the reception hall, deep fitted storage cupboard.

LIVING ROOM

This spacious living room features a second exposed brick fireplace housing a wood burning stove on a raised hearth with mantel over a log store alongside. There is a window to the front aspect, and windows and glazed door to the balcony at the rear. This covered balcony provides a great seating area, overlooking the garden, adjoining paddock, and neighbouring farmland.

PRINCIPAL BEDROOM

A generous double bedroom with dressing area having fitted wardrobes.

EN-SUITE

Fitted with a four piece suite comprising a bath in panelled surround, shower in separate cubicle, wc and hand wash basin. As with the bathroom this room features half height panelling to the walls.





seating areas, green house and chicken run which also houses a kennel. From the dining room a door opens onto the veranda which overlooks the garden, and a sun terrace adjoins the conservatory. The garden adjoins and overlooks a paddock.

EPC

Current: D

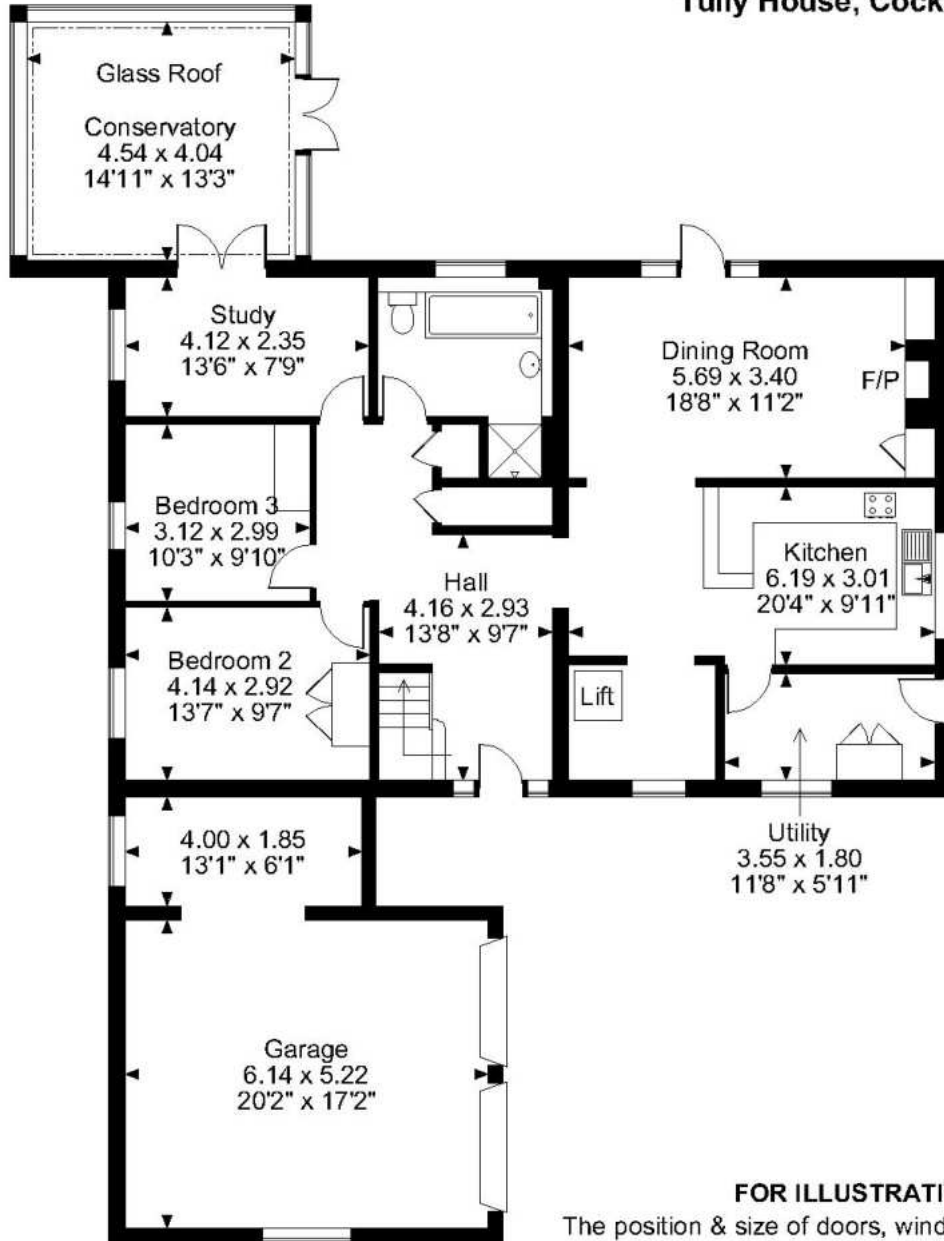
Potential: C



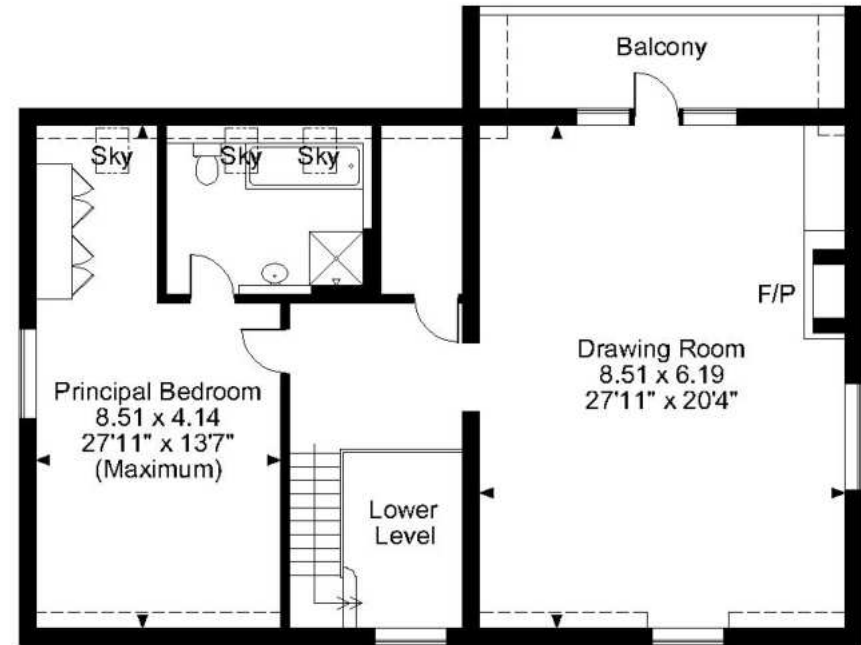
EXTERNAL

The property is set well back from the road and approached through a five bar gate onto a wide gravel driveway which provides plenty of parking and access to the garage. The garage was twin up and over doors and a useful workshop area. A lawned garden alongside the house, with mature trees lead to the rear. The wide, lawned rear garden also features a number of mature trees and has pleasant

Tully House, Cockley Cley, Swaffham



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

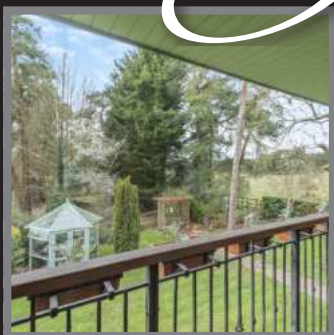
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8584487/DAK

william
h brown

Select



Sitting in good size gardens this spacious home offers four bedroom accommodation with a first floor living room, having a balcony and open view. On the ground floor a welcoming reception hall gives access to the kitchen/dining room, three ground floor bedrooms and bathroom. On the first floor, which can be accessed via lift, as well as the living room there is a super principal bedroom with en-suite bathroom. Externally the house is set back from the road with plenty of parking and a garage. The west facing rear garden offers a wide sweeping lawn and adjoins a paddock. The village benefits from a village church and public house, and is within easy driving distance of many of Brecklands attractions, and the bustling market town of Swaffham.

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

01760 721655

or email Swaffham@williamhbrown.co.uk

William H Brown, 31-33 Market Place, Swaffham PE37 7LA

To view this property's virtual tour,
or to see all our properties, visit

www.williamhbrown.co.uk



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.