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Conifer Cottage
Buck Brigg
Hanworth



A CHARMING PERIOD COTTAGE IN AN AMAZING SETTING WITH ONE BEDROOM HOLIDAY LET

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Conifer Cottage, Buck Brigg, Hanworth, Norfolk, NR11 7HH

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HALL

With stable door in from the front aspect, stairs lead to the first floor, and doors open to the study and dining room.

STUDY

With window to the front aspect, and exposed beams to the ceiling. A Gothic arch doorway leads through to the sitting room.

CLOAKROOM

Fitted with a wc and pedestal hand wash basin, there is also a storage area and space for hanging coats. Chrome towel rail/radiator.

SITTING ROOM

This well-proportioned room has a window to the front aspect overlooking the garden, and further gothic features including a door and window to the conservatory. A focal point is provided by a fireplace housing a wood burning stove on a raised hearth, attractive wooden surround which incorporates a mantle and mirror. Painted beams to the ceiling and a door opens to a second staircase leading to the first floor.

CONSERVATORY

This generous double glazed conservatory, once again has a gothic theme. Windows to all sides offer lovely views over the garden, and there are both double and single doors leading out to the garden.

DINING ROOM

With window to the front aspect and French doors to the side where there is a covered terrace, this room makes a lovely formal dining room, but readily double as a second sitting room if required. Exposed beam to the ceiling, this room is open to the kitchen/breakfast room.





House Rules
Love and Cherish
One Another
ALWAYS LAUGH
Be honest & tell the
Truth
Play Nicely
SMILE
Enjoy Every
Moment Spent
Together
Think before you speak
Say **PLEASE** and
THANK YOU
NEVER GO TO
SLEEP
ON MY
ACQUITTIT
CUDDLE



KITCHEN/BREAKFAST ROOM

Having partially vaulted ceiling with exposed beams and velux windows and further window to the side aspect. The kitchen area is fitted with a stylish, modern kitchen with base units to three walls having work surfaces over with inset 1½ bowl stainless steel sink with mixer tap. Matching wall mounted cabinets to two walls. Fitted



appliance include electric oven with hob and hood over, fridge/freezer and microwave. A pensular bar partially divides the kitchen from the breakfast area. This breakfast area has plenty of space for a table and chairs and also houses a Rayburn Royal range. A stable door leads to the utility room.

UTILITY ROOM

With tiled floor and space for a washing machine and tumble dryer.

BEDROOM 2

This spacious bedroom has a large picture window offering a wonderful rural view, exposed floor boards and exposed beams to



the ceiling. Sliding patio door leads to a 'courtyard' area of garden.

LANDING

With stairs from both the hall and sitting room, this landing features some exposed beams, a velux window to the rear and fitted storage.

BEDROOM 1

With window to the front aspect, partially vaulted ceiling with exposed beams.

EN-SUITE

Fitted suite comprising shower in a corner cubicle, wc and pedestal hand wash basin. Chrome towel rail/radiator.

BATHROOM

With a white suite comprising bath with shower and screen over, wc and pedestal hand wash basin. Chrome towel rail/radiator.

BEDROOM 3

With window to two aspects, this room features a heavily beamed vaulted ceiling and has fitted storage.

LITTLE BUCK BRIGG

This delightful holiday let was created by the current owners, and provides an income, however, it could be readily reincorporated into the main property if required, and would be ideal for multi / generational living.

HALL

With doors to the kitchen and bedroom.

KITCHEN

Another stylish kitchen with base units to two walls, work surfaces over with inset sink having a mixer tap over. Space for range style cooker with hood over. Windows to two aspects and vaulted ceiling with velux window.





SITTING ROOM

A cosy sitting room with half vaulted ceiling, contemporary electric fire.

BEDROOM

With plenty of space for seating too, this generous bedroom has glazed double doors to the garden.



SHOWER ROOM

Fitted with an electric shower in oversized cubicle, wc and pedestal hand wash basin.

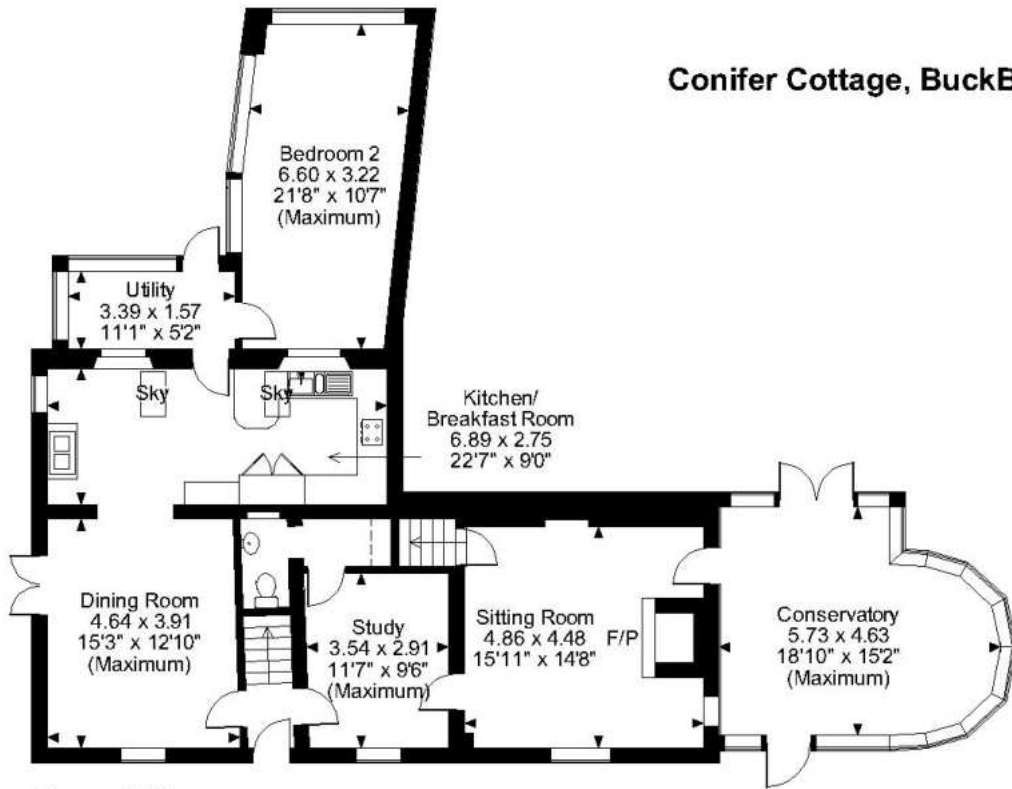
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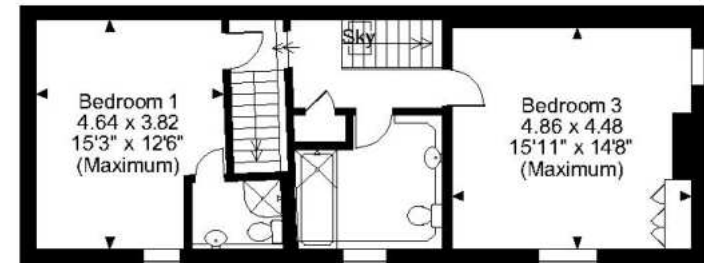
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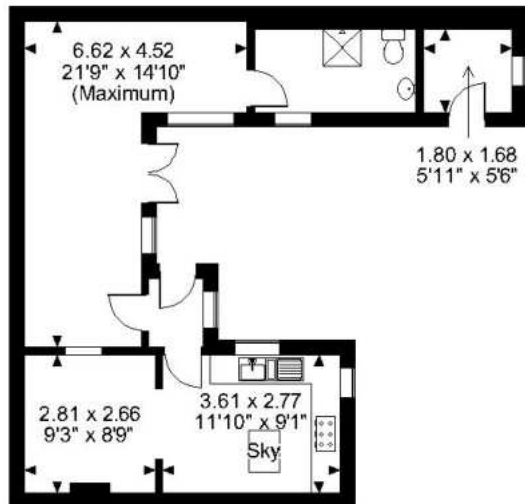
Conifer Cottage, BuckBrigg Hanworth, Norwich



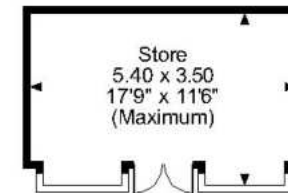
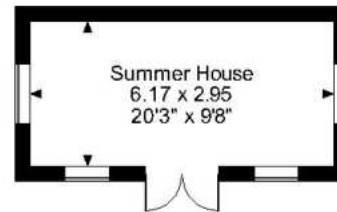
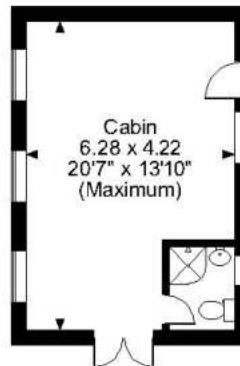
Ground Floor



First Floor



Annexe



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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EXTERNAL

The cottage stands in an enviable rural setting with no immediate neighbours and is set in generous mature gardens. Gated access from the road leads to a drive in front of the cottage with parking area, while there is a further gravelled parking area also accessed from the road which serves Little Buck Brigg. From this area a path leads through a lawned area of garden to Little Buck Brigg, the owners allow this area of garden to be used by holiday makers renting Little Buck Brigg. The remainder of the gardens are again laid to areas of lawn with a number of shrub beds and a variety of mature trees. A pleasant 'courtyard' garden to the rear of the property provides a pleasant seating and entertaining area, while there is covered terrace off the dining room, ideal for alfresco eating. There are a number of useful buildings within the garden including a storage building, summerhouse, and a cabin with shower room.

This delightful period cottage stands in an idyllic rural location in generous mature gardens. The main property has two first floor bedrooms, and a further large ground floor bedroom with wonderful views, the adjoin holiday let, 'Little Buck Brigg' has a further bedroom and could be incorporated into the main property if required. The ground floor accommodation includes three reception rooms as well as a spacious conservatory and a kitchen/breakfast room. Externally the mature gardens include a number of outbuildings, including a cabin with shower room, summer house and store buildings. Viewing is essential to appreciate this individual home, and its incredible setting.

Viewing by appointment with our
Select Consultant on

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