



'Exquisite Country Cottage With Annexe'
Great Ellingham, Attleborough, Norfolk | NR17 1LN

WELCOME



Nestled in the heart of a sought-after Norfolk village with convenient access to excellent transport links, this beautifully renovated five-bedroom extended cottage epitomises rural charm and modern living. Featuring a stunning multi-functional kitchen/dining/living area, five double bedrooms, three ensuite bathrooms and a large garden with picturesque countryside views, this exceptional property also includes a separate one-bedroom annexe. Renovated with meticulous care and attention, this superb property seamlessly combines character charm with modern living, creating an exceptional family home.







- A beautiful five double bedroom detached Character Property
- One-bedroom self-contained annexe
- Large and social kitchen dining area
- Quiet sought-after village location
- Beautifully modernised by the current Vendors
- Immaculately kept garden with a suntrap patio area
- Parking for multiple cars
- Excellent transport links to the A11
- Close to train links for London, Cambridge and Norwich
- An exceptional family property

It takes vision and commitment to take on an extensive property renovation, yet for the current vendor of this beautiful 200-year-old cottage, the results of the laborious renovation process proved immensely rewarding. "The property had already been extended but the extension and alterations were unsympathetic to the character of the house" she explains. "Our plan was to open the ground floor into a space that we felt would better suit modern family life." To say that new life has been breathed into this former two up, two down cottage is something of an understatement. The centrepiece of the renovation - the open plan kitchen, living and dining space - is a real showstopper and has transformed the usability of this wonderful family home.

"We really wanted to open up the downstairs space to create a large, light and inviting kitchen, dining and living area" explains the owner. The result is a fantastic, multi-functional space where you can eat, dine and relax together. Stylish oak flooring conceals underfloor heating throughout this area of the cottage and bi-fold doors from the sitting area flood the room with natural light and seamlessly connect to the garden - perfect on a warm day when the doors can be thrown open and lunch set outside on the decked patio area.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















There is plenty of space in the kitchen to satisfy the culinary aficionado, with a range of stylish slate grey Shaker-style units, light Corian worktops and integrated appliances including a dishwasher, wine cooler, fridge freezer and double Bosch ovens. Four cottage-style windows offer picturesque garden views. A coordinating island accommodates the integrated hob and provides space for casual bar stool seating. Additionally, a pantry and utility room were added during renovation, providing practical storage space.

A further reception room to the front of the property serves as a formal sitting room. This room is part of the original cottage and features exposed beams and a cosy brick fireplace with woodburning stove. There are also two well-proportioned double bedrooms to the ground floor, both recently fitted with stylish ensembles and both boasting built-in storage. Although currently serving as bedrooms, there are many ways to configure these rooms to suit your requirements.

To the first floor are three double bedrooms and a newly fitted family bathroom. A cleverly arranged office space occupies a nook on the landing area, maximising the available space. Glass balustrade banisters delineate the work area while enhancing the overall sense of openness in the space.

The principal bedroom is a bright and welcoming room with plenty of fitted storage and a good sized ensuite shower room. Across the hall, two further double bedrooms offer comfortable, generous accommodation. A spacious family bathroom, complete with a bath and separate shower, caters to the needs of these bedrooms.

For those looking for space, separate from the main property, there is a useful one-bedroom annexe. The annexe has been fitted with a WC and sink, making it ideal for guest accommodation. This versatile space also offers potential as an outdoor office or home gym. The annexe has been thoughtfully divided to include a storage area, ideal for housing garden furniture and tools.

The rear garden is laid mainly to lawn, flanked by fencing on either side with picturesque field views to the rear. Accessible through the bi-fold doors from the kitchen/family room, a considerable decked area provides a perfect spot for outdoor relaxation and dining. A charming pergola adorned with climbing roses provides a pretty feature, while a variety of fruit trees, including Bramley apple, Plum and Royal Gala have been thoughtfully planted throughout.

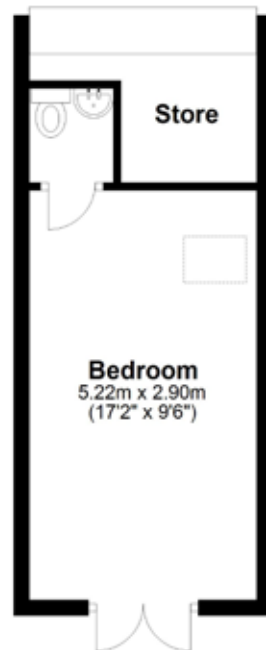
To the front of the property, a gravelled driveway offers generous parking for multiple vehicles. Convenient vehicle access to the annexe is provided through a side gate from the front of the cottage.

Great Ellingham is a village in the Breckland District of Norfolk and lies 2.5 miles north-west of Attleborough and 12 miles south of Dereham. The village boasts a shop, post office, farm shop and pub as well as a busy village hall which provides an ongoing calendar of events and clubs for residents to enjoy. In addition, there is a well-regarded primary school located in the village.



STEP OUTSIDE

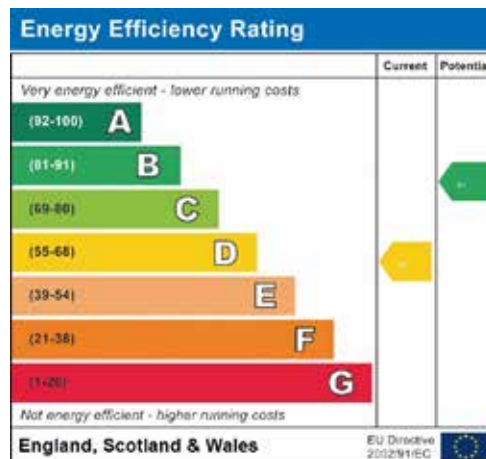
Ground Floor
Approx. 21.0 sq. metres (226.5 sq. feet)



Total area: approx. 21.0 sq. metres (226.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



The thriving market town of Attleborough is home to a variety of local shops and amenities, including supermarkets, GP surgery, pharmacy, take-away restaurants, pubs, and schools. Attleborough Station provides convenient rail links to Norwich, Cambridge and London.

For a more extensive range of shops and amenities, the cathedral city of Norwich lies 17 miles away. Norwich is home to two shopping malls as well as a plethora of shops, restaurants and recreational facilities.

Agents Notes

Tenure: Freehold

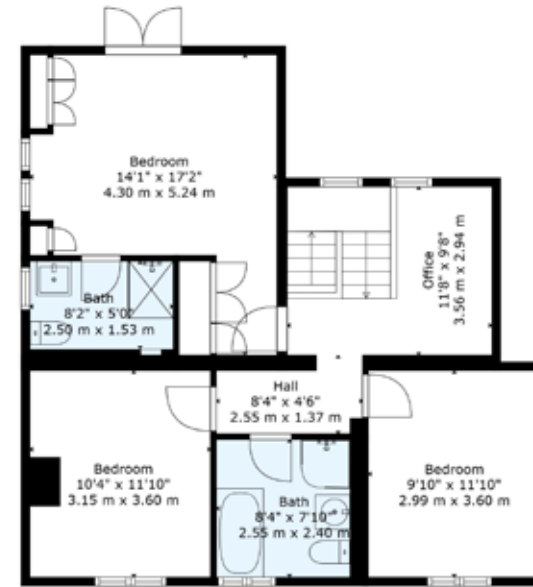
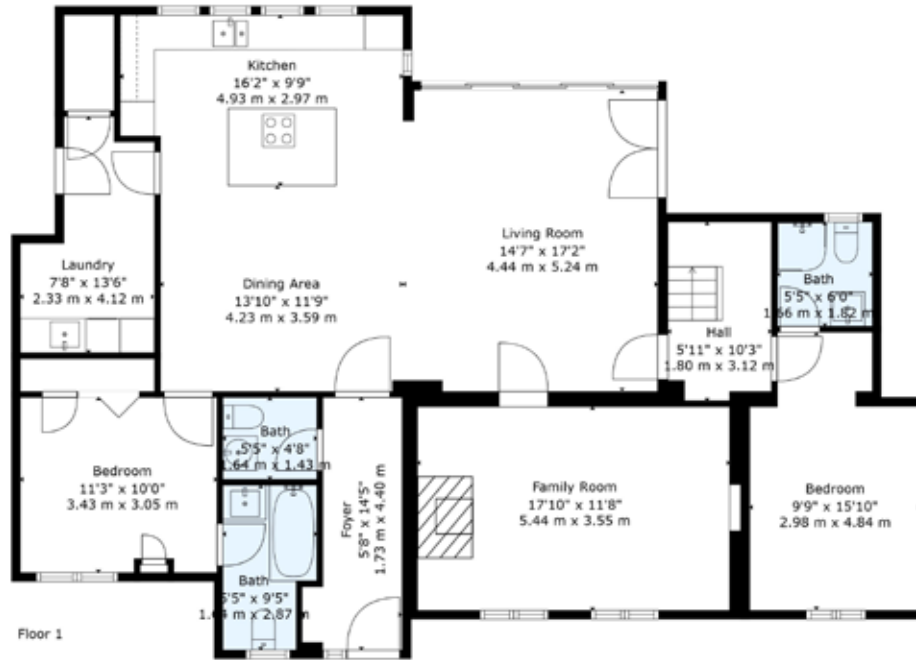
Local Authority: Breckland District Council - Band D

Services: Mains Electricity, Water and Drainage, OFCH.

Broadband: BT Fibre Broadband

Directions: From Diss head North on the B1077 all the way to Great Ellingham. At the roundabout turn left on to Chequers Lane which leads into Long Street. The house is on the right towards the far end of the village.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - /// even.exploring.formation



TOTAL: 2178 sq. ft, 203 m2
FLOOR 1: 1449 sq. ft, 135 m2, FLOOR 2: 729 sq. ft, 68 m2

Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.



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