



Woodlands
Brookville | Thetford | Norfolk | IP26 4RB

FINE & COUNTRY

TIMELESS ELEGANCE



This once Victorian Cottage is set on 0.3 acre plot (stms), surrounded by Norfolk countryside off a private road and oozes elegance and sophistication. Practical too for family life, with four bedrooms, two bathrooms, plenty of social space plus an expanse of lawns to compliment it this home is ready to welcome you straight away, with no onward chain.



KEY FEATURES

- Wonderful Detached Victorian Home
- Exquisite Grounds With Great Garden Room
- Garages and Useful Outbuildings
- Three First Floor Bedrooms Plus Ground Floor Bedroom
- Cosy Sitting Room
- Comfortable Dining Room
- Lovely Kitchen Breakfast Room
- First Floor Bathroom and Ground Floor Shower Room
- No Onward Chain
- Highly Recommended

The current owners have painstakingly rediscovered this home, right from the start they cleared the heavily overgrown garden to reveal the house itself. They stripped down and restored so many original features including revealing the beautiful original beam in the kitchen/dining room and replacing a 1980's bathroom with tasteful Victorian space including a deep freestanding tub, to lose yourself in for a long soak. Lighting has been introduced throughout the garden to add depth and interest with original Victorian lights restored and placed in the driveway and above the front door, dusk til dawn lighting on the carport and a variety of lights under trees and around seating areas to add atmosphere and practicality.

Step Inside

Step into the beautifully wide and spacious boot room with room for storage and handy bench to prise your wellies off on the practical tiled floor. Step through into the cosy snug complete with open fireplace, and then to the inner hallway turning left to the stunning living room with three windows flooding the room with light, plus a feature fireplace with wood burner and log storage, perfect for a comfy corner on chilly evenings. Then, coming back through the hallway you enter the kitchen/diner with beautiful wooden worktops, high gloss floor, induction hob and wonderful eclectic copper sink a real statement piece. From here you enter a breakfast room leading to a cleverly tucked away laundry area, plus a ground floor bedroom and walk in shower room.

Victorian and Versatile

The home was originally a Victorian cottage, extended over the years to create this versatile family home. Perfect for multi-generational living, or future proofed, whichever works best for you, it has a ground floor bedroom and walk in shower just next door. The breakfast room just across the inner hall has its own exterior door so you could, if needed, have this as an annexe for adult children desperate for independence, or members of the family needing support and accessibility. The snug could also be a home office, ideally positioned, tucked away near the front door so business contacts would not need to access the home or would work so well as a library - currently the family gravitate here in the mornings to wake up to the world slowly.





KEY FEATURES

Explore Upstairs

The stairs take you to clever use of space on the landing with home office set up and three large bedrooms served by a stylish family bathroom with wonderful freestanding bath. The principal bedroom has original floorboards and working fireplace – what a treat, and the ceiling has been restored to original height providing an airy light feel. Bedroom three has a huge window overlooking the magnificent walnut tree and even bedroom two also has large windows to provide a wonderful light feeling to this elegant first floor.

Step Outside

The driveway sweeps around to offer great kerb appeal for the property, with ample room for several cars, a cart lodge, a garage and a large workshop. The lawns stretch away offering sanctuary and space – the fabulous Pavillion houses comfortable dining furniture, and sits at the farthest point to ensure you can make the most of every day, staying to watch the sunset yet offering undercover dining with shade and protection from the good old unreliable English weather too. Senses are stretched here with the Jasmine at the front of the house wafting through in the evenings, the rose garden fragrance and the colourful clematis decorating the boot room walls – it is a very English country garden with lots of visiting birdlife and wildlife including deer, hedgehogs and pheasants not to mention the squirrels which steal the walnuts each year. There are some fabulous little pockets around the garden to chase the sun, the stone seating between the house and the garage is perfect for the first morning cuppa, whilst the decking at the side of the garden, set in the beautiful trees which the owners planted, catches the sun almost all day. The huge double sized workshop with inspection pit is a lovely addition for those needing a “man cave” and just beside this is yet another area to slip away for a quiet moment.

On The Doorstep

Brookville lies within the parish of Methwold, and just a mile from Methwold village itself, offering primary and secondary education facilities, shop, pub and post office. Add to these facilities the Monday market (auction) along with a variety of social groups including baby & toddler group, scouts, lunch club, walking group, history club and a ladies group – there is something for everyone. Brookville offers plenty of country walks direct from the village and is located at the edge of Thetford Forest Park, a haven for lovers of walking, cycling, family days out and wildlife, plus open-air concerts in summer.





















INFORMATION



How Far Is It To...

There are bus services to the bustling market town of Brandon and easy road access to the larger towns of Swaffham, Downham Market, Thetford and King's Lynn all in under 30 minutes offering wider amenities including supermarkets and GP surgeries. For Commuters the A11 is easily accessible for road links and trains run twice hourly from Thetford with the fast train taking 1 hr 40 minutes. The North Norfolk coast is within reach promising big skies and pine trees at Heacham and Holkham plus the famous beach huts at Wells.

Directions

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location - [/// listen.door.tall](https://listen.door.tall)

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

Drainage -Septic Tank

Broadband Available –but please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Kings Lynn and West Norfolk Council– Band D

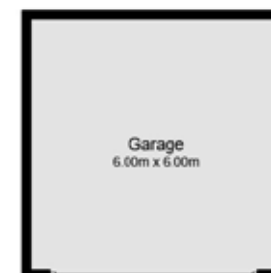
Tenure: Freehold



Ground Floor
Floor area 87.9 sq.m.



First Floor
Floor area 53.8 sq.m.

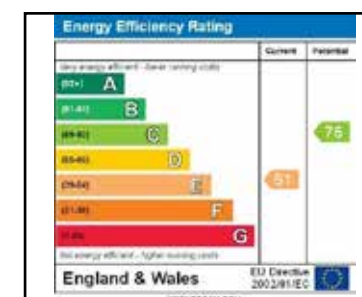


Garage
Floor area 36.0 sq.m.

Total floor area: 177.7 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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To find out more please visit fineandcountry.com/uk/foundation



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