



High Acre, 19 Blacksmiths Lane

£650,000

A highly presented character property situated in the sought-after rural location of Haveringland.

This property boasts many features and is ideal for multi-generational living and home business as the property offers not only the main living space comprising of three double bedrooms but also a detached two-bedroom log cabin and a fully functional dog groomers that could be adapted for any home business.

On the Ground Floor

The main property boasts a spacious entrance hall with an adjacent modern shower/wet room.

A highly modern fitted kitchen can also be found, with a range of fitted base and eye level units with integrated appliances and range cooker, this space also offers a peninsula style breakfast bar from the open plan dining space.

The dining area itself enjoys a shared double sided central log burner that separates the living and dining room respectively, the living room benefits from patio doors to garden.

Further on, a small utility room and a garden room are both located from the central dining room.



On the Second Floor

Upstairs are three double bedrooms, bedroom one of which is well complemented by a generous dressing room that could be changed into an en-suite if desired due to the location of the bathroom, a balcony area with countryside views can also be found.

The bedrooms are serviced by a fantastic modern fitted bathroom suite, boasting plenty of space and comprises of a panelled bathtub, vanity wash basin, WC and walk in shower.

Outside

To the front, is a gated driveway that leads to ample off-street parking via a private shingled driveway.

A patio area, and access to a remote utility can also be found at the front of the property, this comprises of a range of fitted units at base and eye level, recess for appliances and benefits from a vaulted ceiling with character beams and a tiled floor.

The overall plot is a 0.96 acre plot, with laid to lawn grass, shrubs and planted trees.

On the grounds is a detached garage with electric roller shutter door and adjacent fully functional dog groomers, complete with a main workspace, separate WC, storage cupboard, kitchenette and a dog wash area. This area could be converted to use in multiple different ways.

To the rear of the property, is a sunken decked wrap around patio area that is ideal for family BBQs. Further on, is a 'wild garden area' with a small fence line, greenhouse and sheds. Further on, there is a range of trees and foliage, in addition there is a summerhouse with front decking with countryside views.





Annexe

A fully insulated and heated two-bedroom annexe is also located in the grounds, this space is ideal for a family member who is looking to live near but not within the same property as the rest of the family.

There are two bedrooms, shower room and an open plan living room and a fully fitted kitchen with integrated appliances.

Situation Haveringland is approximately 5.5 miles from the popular and historic Broadland Market Town of Reepham and approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

Directions From Reepham Market Place proceed towards Norwich. Continue for approximately 2.2 miles and turn left onto Booton Road. Continue along this road, and turn right opposite Steak in the stix and continue for 1.2 miles onto Haveringland Road then turn right onto Blacksmiths Lane, where the property will be found on the left hand side.

Services

Oil central heating. Mains water and electricity are connected. Private drainage.

NB: The property has a flying freehold, which is supported by an indemnity policy.





Useful Information (where is the nearest?)

Doctors – Horsford surgery (2.7 miles)

Dentist – Horsford Dental Practice (3.1 miles)

Hospital – Norfolk & Norwich University Hospital (12 miles)

Schools – Horsford Primary School – (2.9 miles)

Hellesdon High School (6.5 miles)

Reepham High School and Sixth Form College – (6 miles)

Train Station – Norwich (10.8 miles)

Airport – Norwich International Airport (6.3 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Reepham office and the property reference is AR0191.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area¹⁾

2752.98 ft²

255.76 m²

Reduced headroom

15.58 ft²

1.45 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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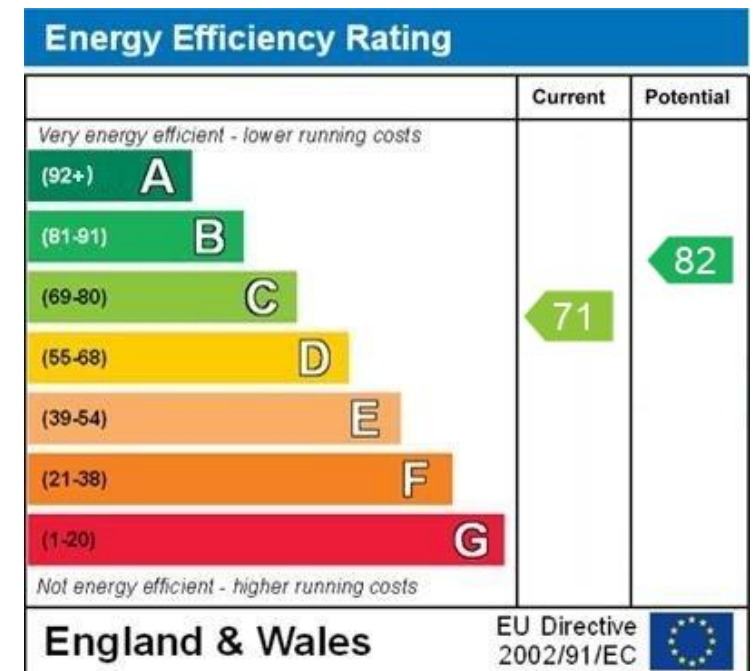
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at – [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



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