

william
h brown

Select

Lyngate Cottage
Barnards Road
Worstead



A BEAUTIFUL FOUR BEDROOM PERIOD COTTAGE WITH GENEROUS GARDENS AND A SEPARATE ONE BEDROOM ANNEXE

A BEAUTIFUL FOUR BEDROOM PERIOD COTTAGE WITH GENEROUS GARDENS AND A SEPARATE ONE BEDROOM ANNEXE

Lyngate Cottage, Barnards Road, Worstead, NR28 9RL

ENTRANCE PORCH

Double doors open to sitting room.

SITTING ROOM

A generous room with two windows, two wall mounted radiators, three recessed spaces, a feature inglenook fireplace with inset wood burning stove, access to dining room and kitchen.

DINING ROOM

Wall mounted radiator. Access to the sitting room, kitchen and rear porch.

KITCHEN

A modern fitted kitchen with a range of base and eye level units providing storage. A centre island offers additional storage and can be used as a breakfast bar. A built in electric oven and hob with extractor above, drainer sink unit, feature fireplace with inset electric fire and two windows overlooking the garden. Access to utility room, dining room and stairs rise to the first floor accommodation.







UTILITY ROOM

A utility space with tiled flooring that doubles as a boot room after coming in from the garden. Plumbing for washing machine, space for tumble dryer, two skylights, door to garden and ground floor bathroom.



BATHROOM

Tiled flooring, low level WC, wash hand basin, claw foot bath with shower attachment, heated towel rail, window and door to storage room.



LANDING

A carpeted landing with access to all first floor accommodation. Window offering views of farmland.

PRINCIPAL BEDROOM

A double bedroom with carpet, two windows and a wall mounted radiator.

BEDROOM

A carpeted double bedroom with a window and wall mounted radiator and feature cast iron fireplace.

BEDROOM

A carpeted double bedroom with a window and wall mounted radiator.

BEDROOM

A carpeted double bedroom with a window, wall mounted radiator and feature fireplace.

BATHROOM

A four piece bathroom comprising:- low level WC, wash hand basin and shower cubicle. Window and heated towel rail.





SELF CONTAINED ANNEXE

A fantastic addition to the property that offers the option of a fully contained self-contained annexe comprising: sitting room with a beautiful brick fireplace, kitchenette, bedroom, shower room and a garden room that offers views of the garden.

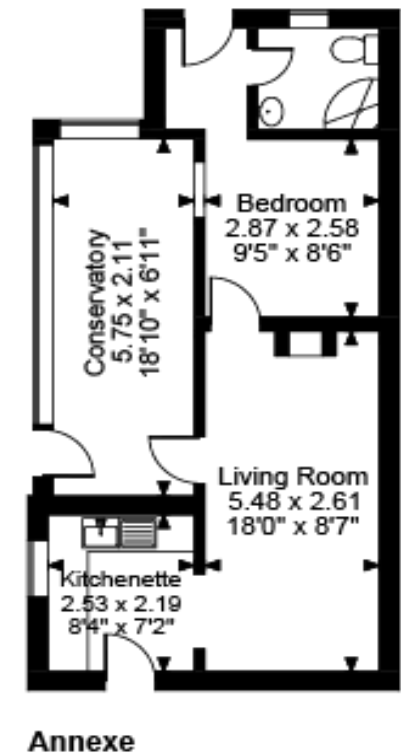
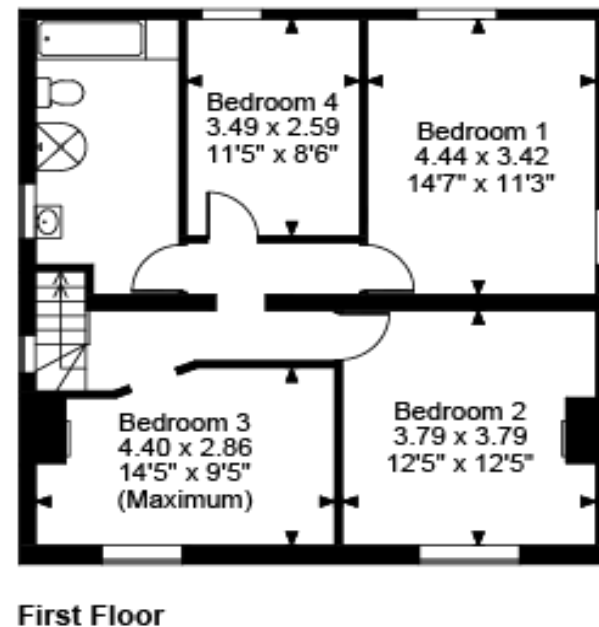
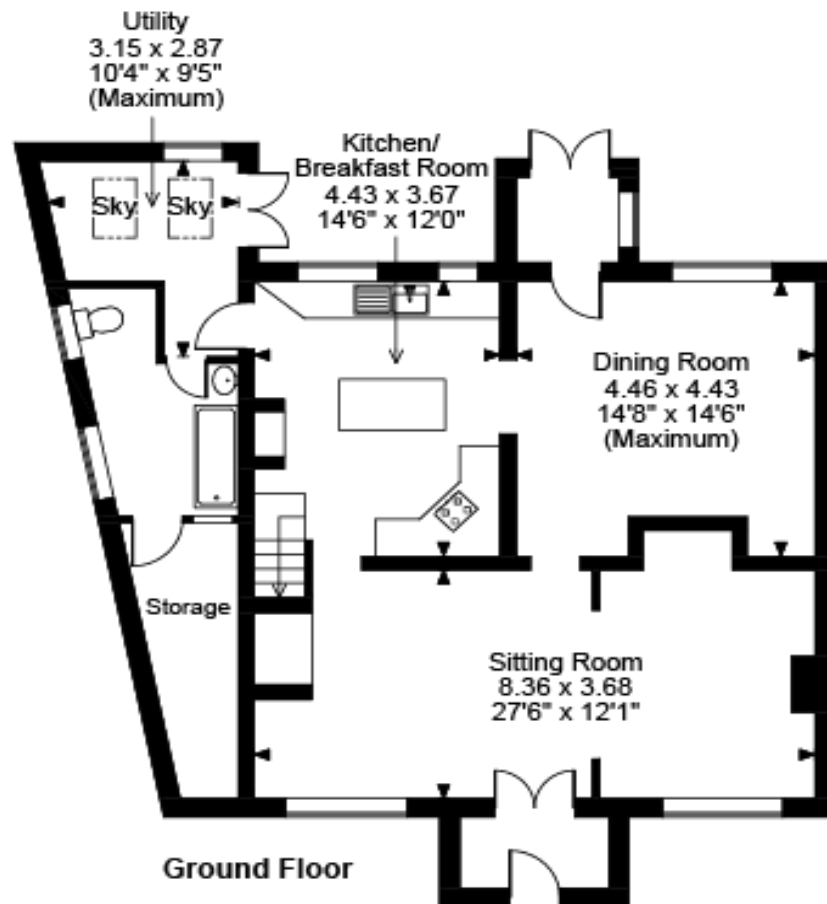


EXTERNAL

Beautifully tended gardens with a private feel. Perfect for those keen gardeners and those that just like to sit and relax. A paved patio area provides an area for an outside table and chairs, a timber framed summer house. A double length garden shed provides plenty of storage, additionally within the grounds there is a concrete air raid shelter which the present owners use for further storage.



Lyngate Cottage, Barnards Road, Worstead, North Walsham, Norfolk



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8658430/JRD

Select



This beautiful period cottage is believed to date back 250 years. During their ownership, which spans 30 years, the present owners have cared for both the property and the generous gardens. The main house offer fantastic views of neighbouring farmlands from the first floor and extends to approximately 1800 sq ft and comprises of a utility/boot room, ground floor bathroom, kitchen, dining room, sitting room, four first floor bedrooms and a bathroom. There is a separate one bedroom annexe that provides further accommodation of approximately 500 sq ft and comprises:- sitting room, kitchenette, bedroom shower room and garden room providing views of the well tended gardens. Parking is to the rear of the home and can accommodate multiple vehicles.

EPC Rating: F
Council Tax Band: D
Tenure: Freehold

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

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 your 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.