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A Beautiful Semi-detached Cottage in Rural Runcion Holme

£425,000

what3words; joked.rounds.compacts

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

Country views, cottage charm and room for the whole family. Christmas Cottage is something rather special.

Imagine waking up to countryside views, spending summer evenings in a garden that stretches out to over 100ft (STMS) and coming home to a cottage that has all the charm you'd hope for, with far more space than you might expect.

Welcome to Christmas Cottage, a wonderfully individual four/five-bedroom home tucked away in the rural West Norfolk village of Runcton Holme, with beautiful open countryside on three sides.

It's a setting that feels wonderfully peaceful, yet everyday conveniences aren't far away. The nearby village of Watlington offers local amenities and a railway station with connections to Ely, Cambridge and London Kings Cross, giving you the opportunity to enjoy rural living without feeling completely cut off.

From the moment you arrive, there's something welcoming about this home. It has character, warmth and a layout that's evolved to offer a surprising amount of flexibility.

Step inside and you'll find the kitchen/breakfast room, a lovely space with a beautiful original tiled floor that gives an immediate nod to the cottage's character. There's room to gather around the table for breakfast, catch up after school or enjoy a relaxed Sunday morning.

The living room is equally inviting, generously proportioned and centred around a wood-burning stove. It's easy to imagine settling in here on a winter evening, with the fire glowing and the countryside just beyond the windows.

Stretching across the rear of the property, the conservatory connects the kitchen and living room with the garden, creating a wonderful additional space to sit, entertain or simply enjoy the outlook throughout the changing seasons.

A separate dining room provides even more choice. Whether you prefer a dedicated space for family meals, somewhere to host friends or an additional snug, there's plenty of scope to make it work for you.

And this is a home that's practical as well as characterful.

A utility room, downstairs shower room and boot room are particularly welcome for country living, while internal access to the 24ft garage adds everyday convenience. There's also a second staircase, tucked away in the boot room, which opens up some interesting possibilities upstairs.

And it's upstairs where Christmas Cottage really begins to show just how versatile it can be.

With four/five bedrooms, a study, family bathroom and en-suite, there's room for larger families, visiting guests and those needing somewhere to work from home.

The split-level principal bedroom is a particularly special space.

Full of character, it enjoys wonderful countryside views and benefits from its own en-suite facilities, creating a lovely private retreat.

Bedrooms two, three and four are all comfortable doubles, while the potential fifth bedroom offers another generous and adaptable space.

This room connects the two sections of the first floor and could work beautifully as a guest bedroom, children's playroom, upstairs sitting room or something entirely different.

A separate study provides a dedicated workspace, while the spacious family bathroom features a four-piece suite.

What makes the layout especially interesting is the presence of two separate staircases.

For a family with older children, relatives who stay regularly or those exploring multigenerational living, the arrangement offers the possibility of creating more independent areas within the home, subject to any necessary alterations and consents.

There's even the potential, subject to planning permission, structural suitability and building regulations, to explore adding a balcony above the conservatory, creating an elevated place to enjoy the garden and surrounding views.

And then there's the outside space.

The rear garden extends to well over 100ft in length (STMS), offering a wonderful combination of privacy, space and open countryside beyond.

A patio provides somewhere to sit out and entertain, while the generous lawn stretches away towards the bottom of the garden.

Imagine summer barbecues, children playing on the grass, afternoons spent gardening or simply finding a quiet spot to appreciate the surroundings.

There's even a treehouse tucked away towards the end of the garden, adding a lovely touch of childhood adventure.

To the front, off-road parking and the substantial garage complete the picture.

Christmas Cottage isn't simply a home with plenty of bedrooms. It's a home with possibilities.

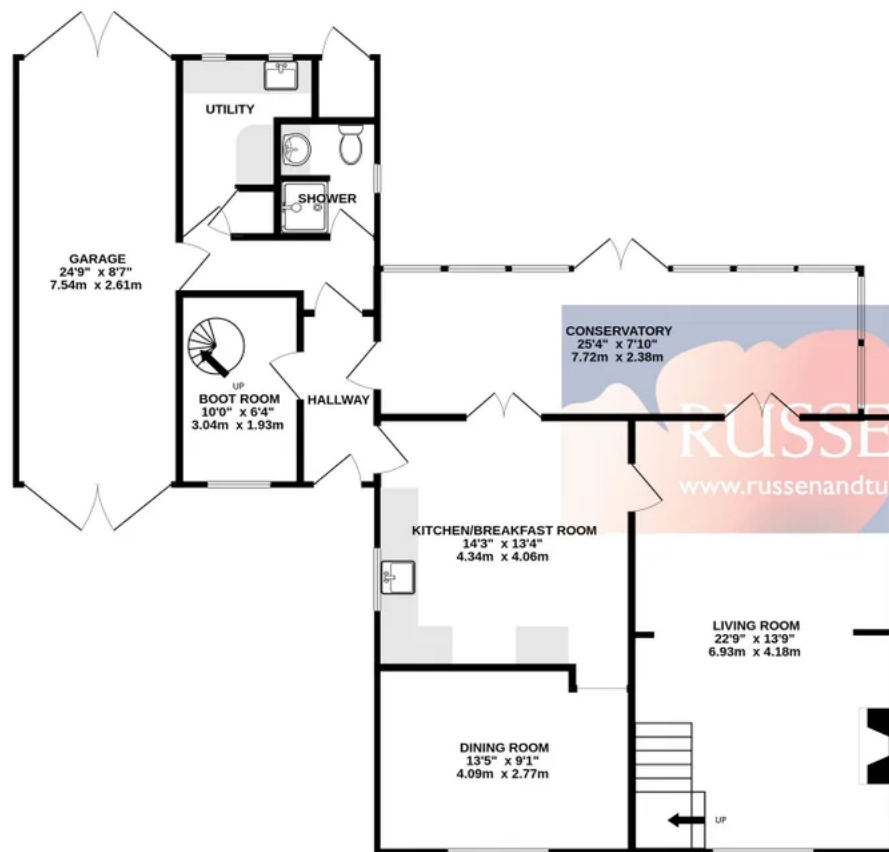
A place for growing families, for different generations to enjoy their own space, for cosy evenings by the fire and long summer days in the garden.

With its original character, flexible accommodation, generous garden and beautiful countryside setting, Christmas Cottage offers the chance to enjoy a different pace of life without sacrificing the space and practicality of a substantial family home.

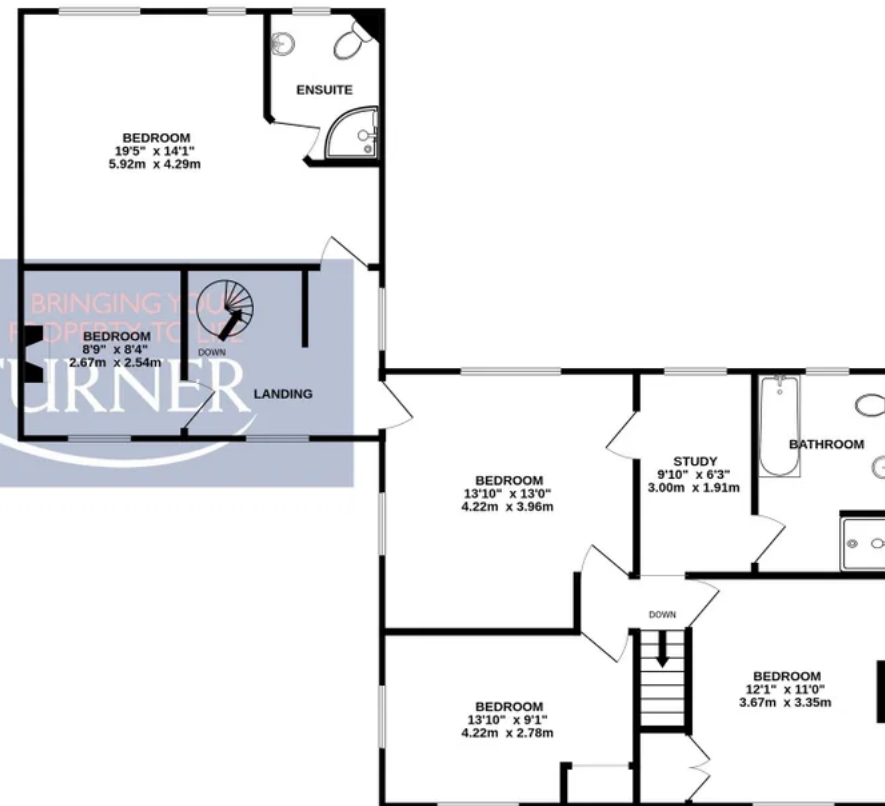
And that combination is well worth coming to see for yourself.



GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 sq.m.) approx.

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