



Boswells Cottage The Street, Neatishead, NR12 8AD

Guide Price £475,000





# Boswells Cottage The Street

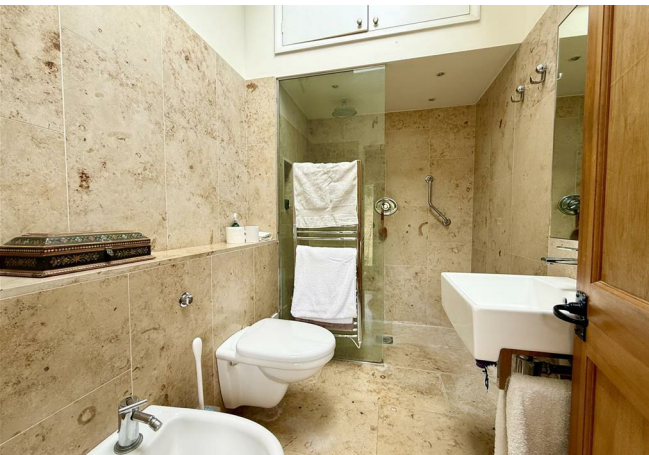
Neatishead, Norwich, NR12 8AD

- Delightful Character Cottage
- Four Bedrooms
- Gardens Buildings with Auxiliary Accommodation
- Electric Heating With Air Source Heat Pump Hot Water
- Offered With No Onward Chain
- Sought After Broadland Location
- Three Receptions
- Many Character Features
- Tastefully Extended
- Desirable Broadland Location

Aldreds are delighted to offer this wonderful Broadland home situated in the much sought after village of Neatishead. This substantial cottage has undergone a course of improvement and extensions over the years and now offers flexible living accommodation including four bedrooms with ground floor shower room, first floor bathroom, lounge, study/dining room, a 7m kitchen/diner & ground floor cloakroom.

The property sits in generous grounds with a nicely enclosed garden with a range of garden outbuildings including a modern guest accommodation and a home office. This period property offers many character features with the kitchen adjoining an attractive Grade 2 listed castellated brick and flint wall. The modern benefits of air conditioning, air source heat pump for hot water heating and PV solar panels complete the package.

Early internal viewing is highly recommended to appreciate this unique Broadland property which is offered with no onward chain.



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## Entrance Hall

A wonderful Gothic style entrance door, tiled flooring, window to rear aspect, vaulted ceiling with roof light, storage heater, cloaks area, doors leading off;

## Kitchen/Diner 24'5" x 10'5" reducing to 9'6" (7.46m x 3.18m reducing to 2.92m)

Vaulted ceiling with exposed beams, Gothic style window and glazed French doors with internal shutters leading to garden, wall mounted electric heater, a range of solid kitchen units with granite work surfaces, ceramic sink with mixer tap, electric Aga with a stainless steel chimney style extractor over, integrated electric oven and hob, fridge, housing for dishwasher.

## Lounge 16'7" x 13'4" (5.07m x 4.08m)

Window to front aspect, exposed ceiling beams, Inglenook fireplace with a wood burning stove on a tiled hearth, door giving access to stairs to first floor landing, fitted shelving, electric heater, meter cupboard, tiled flooring, fitted shelving, glazed French doors giving access to;

## Garden Room 12'0" x 11'8" (3.68m x 3.56m)

Part glazed vaulted ceiling with inset ceiling lighting and air conditioning unit, tiled flooring, two sets of glazed French doors leading to garden, wall lighting, power points, door giving access to;



### Lobby Area To Master Bedroom Suite

Glazed French doors to garden, tiled flooring, open access to;

### Shower Room

Travertine tiled floor and walls, wet room style shower with fixed screen, raindrop shower head with storage over, low level w.c. with enclosed cistern, bidet, hand wash basin with mono bloc tap, mirror, roof light to rear aspect.

### Bedroom 1

Glazed French doors to garden, vaulted ceiling with exposed beams, inset ceiling lights, air conditioning unit, wall mounted electric heater, a range of fitted wardrobes and cupboards with sliding mirrored doors, power points, wall lighting.

### Rear Hallway

Window to side, storage heater, tiled flooring, built-in cupboard with fitted shelving, doors leading off;

### Cloakroom

Rear facing obscure glazed window, hand wash basin, low level corner w.c., tiled flooring.

### Study/Dining Room 11'7" x 10'9" reducing to 8'8" (3.54m x 3.28m reducing to 2.65m)

Front facing window, built-in cupboard, timber fireplace surround with a wood burning stove on a pamment tiled hearth, a range of fitted shelving and cupboards, power points.

### Directions

From Aldreds stalham office, proceed towards Wroxham along the A1151. Turn left sign posted Neatishead and Barton Turf, follow this road for approximately two miles, proceed to the village centre, turning sharply right in front of the White Horse, then st The Street turns sharply left, turn right into the private unmade road, where the property can be found on the left hand side, located by our 'For Sale' board.



### First Floor Landing

Window to side aspect, loft access, fitted shelving, storage heater, airing cupboard housing hot water cylinder, doors leading off;

### Bedroom 2 10'9" x 10'3" (3.28m x 3.13m)

Window to front aspect, wall mounted electric heater, power points.

### Bedroom 3 14'0" x 6'3" (4.29m x 1.91m)

Window to side aspect, wall mounted electric heater, power points, cupboard.

### Bedroom 4 11'3" x 6'6" (3.45m x 2m)

Rear facing window, wall mounted electric heater, power points.

### Bathroom

Fully tiled walls, ventilation, white suite comprising of panelled P-shaped bath with fixed screen and shower over, corner low level w.c, hand wash basin, shavers point, inset ceiling lighting, heated towel rail.

### Outside

The property sits in a delightful position in this sought after Broadland village with two garden areas. The immediate garden area off the kitchen is nicely enclosed with two wood stores and a pedestrian gate to side, with access to the garden store. Through the garden store, is a door which leads through to the main garden area which is laid to lawn, with a raised working area to the side of the property, with a variety of well stocked planting and shrubbery to borders, to the top of the garden is the garden building and office with an area of fruit trees and fruit cages.

### Garden Building

A bespoke detached garden building at the end of the garden offering additional guest accommodation with electric underfloor heating and sealed unit double glazed windows.

### Entrance Hall

Heating control, part glazed entrance door, doors leading off;

### Bedroom 1 11'1" x 9'0" (3.4m x 2.76m)

Two front facing full height windows, underfloor heating control, bedside lighting, power points, built-in wardrobe with sliding doors, fitted shelving, kitchenette area, inset LED ceiling lighting.

### Bedroom 2 11'1" x 6'1" (3.4m x 1.87m)

Front facing full height window, power points, inset ceiling lighting, control for underfloor heating.

### Shower Room

Ventilation, inset ceiling lighting, tiled shower cubicle with electric shower, heated towel rail, fitted units housing a low level w.c., hand wash basin, storage shavers point.

### Garden Office 11'2" x 9'6" (3.41m x 2.9m)

Of timber construction, with front facing windows and part glazed double doors, power and lighting.

### Garden Store 19'8" x 8'0" (6m x 2.46m)

Front facing door, two front facing windows, door giving access to garden, power.

### Tenure

Freehold.

### Services

Mains water, electric & drainage.

### Solar Panels

The property offers PV Solar panels with benefit from an ongoing grid feed-in tariff arrangement.

### Council Tax

North Norfolk District Council - Band: 'D'

### Conservation Area

The property is located in the centre of Neatishead, which is in a conservation area.

### Location

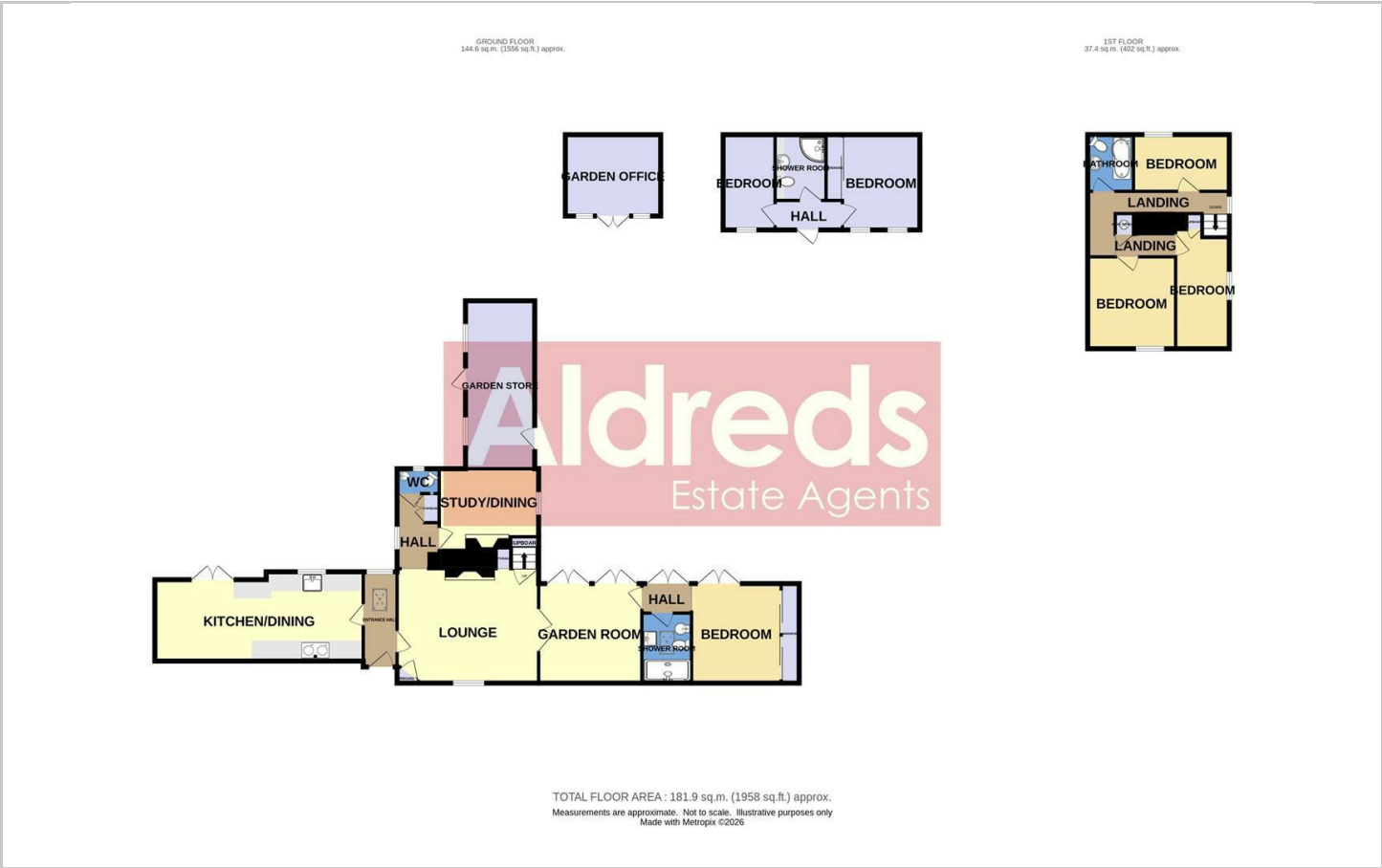
Neatishead is a desirable, small Broadland village on the upper reaches of the River Ant with boating access onto Barton Broad. There is a local community store, a popular public house/restaurant (The White Horse), First School, a modern community hall and public staithe. The larger Broadland centres of Wroxham and Stalham are both within five miles distant.

### Reference

PJL/S10102



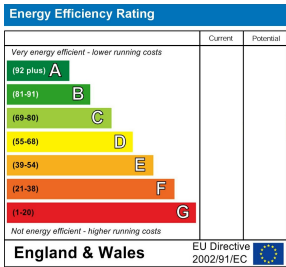
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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