



Rectory Cottage  
Church Road | Carleton Rode | Norfolk | NR16 1RW

# A BREATH OF FRESH AIR



“This beautiful country cottage sits in glorious open countryside, with a sunny garden and large paddock in the 0.75-acre plot. The house itself is Grade II listed and has been sympathetically renovated and extended, creating a fabulous character family home that’s comfortable, welcoming and versatile. This is a quiet location, but you have a friendly community waiting to welcome you to the village, which benefits from a primary school and active social club.”







# KEY FEATURES

- A Semi-Detached Grade II Listed Cottage situated in a Quiet Location in the Village of Carleton Rode
- Three Bedrooms, Ground Floor Bathroom and First Floor WC
- Kitchen with Separate Utility Room
- Two Reception Rooms with Fireplaces and Wood Burning Stoves
- The Grounds extend to 0.75 of an acre with Patio and Decking Area overlooking the Paddock
- Outbuildings include a Stable and Store Room
- Double Garage and Plenty of Parking
- The Accommodation extends to 1,279 sq.ft
- Energy Rating: E

What an idyllic location! You have open fields around you at this pretty period home, with the big skies that Norfolk is known for – breathtaking sunrises and sunsets, clear starry nights with no light pollution, plenty of wildlife to see. The perfect place in which to live your country dream or to raise your family, perhaps with a dog, a pony, or chickens... the choice is yours!

## Sympathetically Renovated

The oldest part of this attractive country cottage is thought to date back to around 1580. The brick addition is thought to be from around 1880 and the current owners in turn extended the kitchen. They came here around 15 years ago, having been searching for a home large enough for their family and with a paddock for their two ponies. This hit the spot but needed a lot of work to bring it up to scratch. The owners have carried out a complete renovation, replacing the roof, rewiring, having new sash windows handmade by a local craftsman, lifting the floors and so on. They also added a stable block. The result is a home that's filled with character but has no work to do – perfect!

## Family Friendly

Step inside and you'll instantly feel right at home – the cottage has a lovely welcoming feel. You have two good size reception rooms in the older part of the property, each with a woodburner and one with original oak beams. The owners use one as a snug and one as a sitting room, but you could have a playroom, hobby space, home office, formal dining room, or whatever it is you need. Moving into the kitchen, housed in the extension added by the current owners, you have room for a family table, lots of light thanks to the dual aspect, plus a view out over the paddock.







# KEY FEATURES

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The owner enjoyed being able to see the family's ponies from the kitchen when the extension was first built and it also makes the plot feel very secure. There's a large utility room, perfect for containing muddy boots and laundry, and a ground floor family bathroom. Upstairs, two of the bedrooms are generous doubles with original fireplaces. One of the rooms also has a vaulted ceiling which enhances the sense of space. The third bedroom is smaller, but still a good size, and there's also an upstairs cloakroom, which is useful.

## Countryside And Community

The owners have had a lot of fun here over the years. They had two ponies when they first came here, hence building the stables, and loved being able to have them on site, so they could come down with a morning cuppa and head straight out to see the ponies. They have enjoyed walking their dogs along the quiet country lanes and footpaths that you'll find all around the area, and they have embraced the opportunities for socialising and family gatherings provided by the paddock. On one memorable occasion, celebrating a milestone birthday, they invited all the extended family in campervans on the paddock. What was supposed to be a one-day party turned into a three-day visit and the owners have fond memories of this in particular. They also love the village community and have made many friends here, heading for drinks at the social club or going there for weekly live music. If you have young children, being a stone's throw from the village school makes it easier to get up and out in the mornings as you don't have far to go! When it comes to shopping, you're well placed for easy access to Wymondham, Attleborough, Norwich and Diss, being between the A11 and A140, so although your immediate surroundings are rural, you never need go far.

## Agents Note

There is an overage clause with 10 years left to run. 50% uplift if granted outline planning permission.





















































# INFORMATION

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## On The Doorstep

Carleton Rode is situated in a peaceful rural environment just off the A11. The market towns of Attleborough, Diss and Wymondham are between 6 and 10 miles distant and provide a large range of amenities usually associated with market towns. Both Spooner Row and Attleborough have a main line rail service to Cambridge, while Diss offers a main line service to London Liverpool Street.

## How Far Is It To?

The cathedral city of Norwich is 10 miles to the north with its international airport and shopping facilities including Chantry Place and Castle Quarter. The historic city of Cambridge can be found to the south (45 mins) with its famous university. From the market town of Diss (10 miles) you have a direct main line rail link to London Liverpool Street. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (one hour) with its quaint villages and sandy beaches.

## Directions

Leave Norwich on the A11 bypassing the market town of Wymondham, continue for a further 3 miles before taking the Spooner Row exit signposted B1172. Turn left onto Station Road, then right onto Bunwell Road. Continue onto Besthorpe Road and take a slight right into Ugate Street. Turn left onto Mill Road and continue onto Flaxlands and then onto Church Road.

## Services, District Council and Tenure

HEATING, WATER AND DRAINAGE TBA - VENDOR TO FILL IN PIQ FORM  
Broadband Available - PLEASE ADVISE CONNECTION TYPE AND PROVIDER  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
South Norfolk District Council - Council Tax Band D  
Freehold

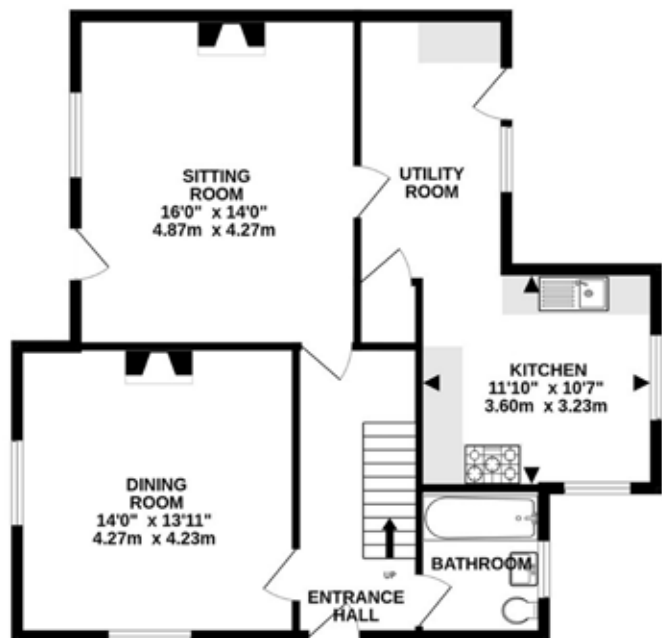
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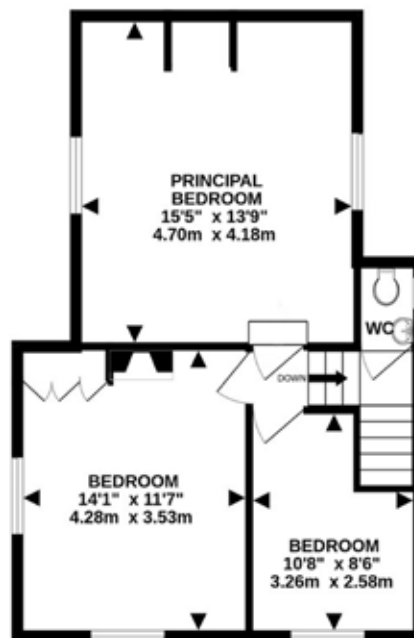
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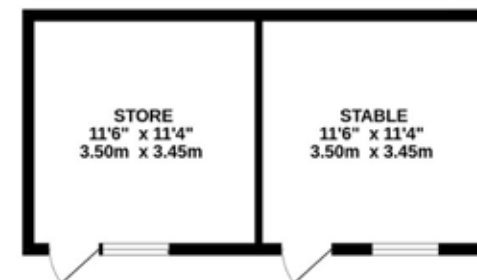




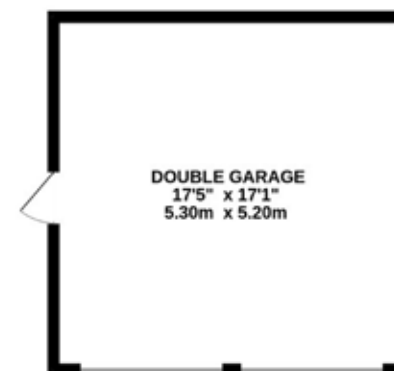
GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



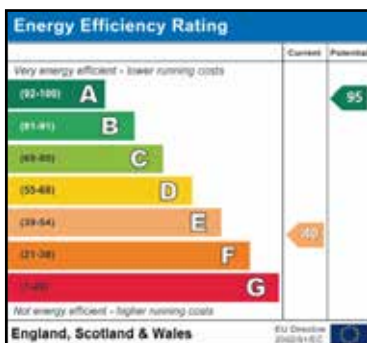
OUTBUILDING  
260 sq.ft. (24.2 sq.m.) approx.



GARAGE  
297 sq.ft. (27.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE & OUTBUILDING) : 1279 sq.ft. (118.8 sq.m.) approx.  
TOTAL FLOOR AREA : 1836 sq.ft. (170.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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For a free valuation, contact the numbers listed on the brochure.









# FINE & COUNTRY

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