PARSONS & COMPANY

The Old Cottage, Church Street, Weston Longville, Norwich, NR9 5JU

Guide Price £400,000 - £425,000



The Old Cottage

Full of character and charm, this detached two-bedroom cottage offers surprisingly generous accommodation, with a square footage more typically associated with a three-bedroom home.

Formerly two individual cottages, the property has been thoughtfully combined to create a spacious and versatile home whilst retaining plenty of traditional appeal.

The ground floor centres around a generous living room, complete with a log burner creating a warm and inviting focal point. A separate spacious dining room features a Rayburn cooker and provides plenty of room for entertaining and family dining. Adjacent is a useful WC, which also offers the potential to double as a larder or additional storage space.

Completing the ground floor is a charming country-style kitchen, fitted with a range of units and enjoying attractive views across the rear garden.

Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. Bedroom two sits alongside an unusually spacious landing area, which has previously been utilised as an additional bedroom area and offers excellent flexibility for a home office, dressing area or occasional sleeping space.

Outside, the property continues to impress. To the front is a gated driveway, providing off-road parking with access via a single gated entrance. The rear garden offers an excellent degree of seclusion, beginning with a gravelled seating area and garden shed before leading onto a lawn surrounded by established shrubs and planting.







Positioned at the rear of the garden is a particularly useful insulated cabin with power and lighting. Currently used as a guest bedroom, the cabin also benefits from its own en-suite shower room, making it ideal for visiting family and friends, a home office or hobby space.

N.B. First floor is timber framed. We have been advised by the current seller that a mortgage has been previously obtained.

N.B. Vendors have access to their property over the neighbour's drive and have full vehicular rights of way.

Services

Oil central heating. Septic tank. Mains water and electricity are connected.

Situation

Weston Longville is situated just eight miles from the outskirts of the cathedral city of Norwich, with amenities including Parsons Woodforde Public House, Royal Norwich Golf Club, and the Lakeside Country Club in nearby Lyng and a local equestrian centre and within easy reach of Marriotts Way. The reputable High School and sixth form college in the Market Town of Reepham is within the catchment area of Weston Longville. Reepham, which is only six miles hosts numerous local businesses and independent local shops, as well as two popular public houses/hotel in the Market Place.

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 AR0333.

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.





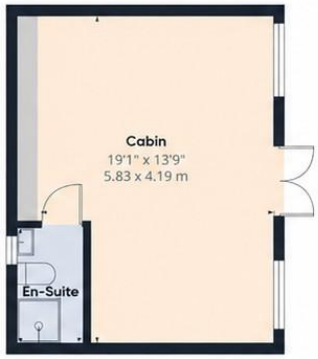




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1211 ft²

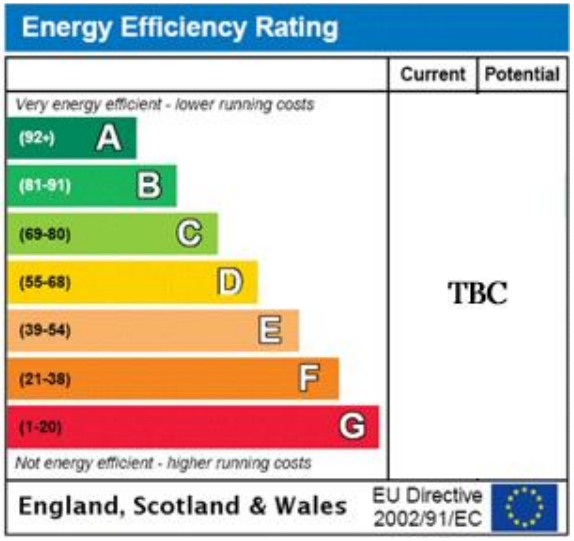
112.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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