

Aldreds
Estate Agents



Decoy Farm & Decoy Cottage Mautby Lane, Mautby, Great Yarmouth, NR29 3EJ

£865,000



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£865,000

Decoy Farm & Decoy Cottage Mautby

Mautby, Great Yarmouth, NR29 3EJ

- Stunning Four Bedroom Period Farmhouse
- Barns/Stabling With Conversion Potential
- Large Paddock Suitable For Horses
- Many Retained Features
- Viewing Highly Recommended
- Additional Two Bedroom Cottage
- Idyllic Setting Providing Panoramic Views
- Formal Garden With Large Garage & Ample Parking
- A Truly Rare Opportunity
- South Facing Aspect

Aldreds are pleased to offer this rare opportunity to acquire a semi detached period farmhouse, barns and cottage on a large plot in this idyllic setting which backs on to Mautby farmland and marshes beyond. This stunning location provides a superb backdrop to this highly individual property that would provide a flexible living space for a family along with development potential with the barns and an investment opportunity with the cottage or additional living space for a family member. The main farmhouse offers an entrance lobby, reception hall, sitting room, dining room, kitchen/breakfast room, utility/cloakroom, spacious landing with four bedrooms and a family shower room to the first floor. In addition within the grounds are a collection of barns/stabling providing conversion/development potential along with a cottage with an entrance conservatory, living room, two bedrooms, kitchen and shower room. Outside the main dwelling has two large areas of garden one which would suit as a paddock for horses and benefitting from a delightful raised southerly aspect. There is also ample parking for both dwellings and a large garage/workshop. An early viewing is recommended



Decoy Farmhouse

Entrance Porch

PVC double glazed entrance door, quarry tiled flooring, cloaks storage space, wood panelled internal door to:

Reception Hall 24'0" x 7'10" (7.32 x 2.41)

Sweeping staircase to first floor with understairs cupboard, PVC double glazed entrance door, attractive tiled flooring, radiator, built in cloaks cupboard, doors leading off to:

Sitting Room 15'10" x 15'2" (4.84 x 4.64)

Including the inglenook style brick fireplace with an inset cast iron wood burner, beams to ceiling, double glazed window overlooking farmland and marshes beyond with fitted working shutters, radiator, television point, fitted carpet, door to:

Scullery 7'11" x 4'1" (2.43 x 1.27)

Currently used for storage but could be incorporated with the utility to make a larger space.

Dining Room 15'11" x 15'2" (4.87 x 4.63)

Including the chimney brick with revealed brickwork and an inset ornate cast iron wood burner, stripped wood flooring, radiator, double glazed window overlooking farmland and marshes beyond with fitted working shutters, serving hatch to kitchen.





Kitchen/Breakfast Room 15'10" x 13'5" (4.85 x 4.10)

Farmhouse style kitchen with cream shaker style wall and matching base units with solid work surfaces over, inset ceramic Butlers sink, space and plumbing for a dishwasher, tiled flooring, built in double electric oven, four ring ceramic hob and extractor fan, tiled flooring, double glazed window, pvc double glazed door to rear lobby.

Utility/Cloakroom 7'11" x 7'6" (2.42 x 2.30)

Fitted storage units, low level wc, oil fired boiler, double glazed window., extractor fan, cloaks storage space.

First Floor Landing 13'1" x 8'5" (4.00 x 2.58)

Double glazed window, radiator, doors leading off to:

Bedroom 1 16'4" x 15'5" (5.00 x 4.72)

Including the chimney breast with a cast iron original fireplace and adjacent built in wardrobe cupboard, double glazed window overlooking farmland and marshes beyond, radiator, fitted carpet.

Bedroom 2 15'9" x 15'5" (4.81 x 4.70)

Including the chimney breast with a cast iron original fireplace, fitted wardrobes, double glazed window overlooking farmland and marshes beyond, radiator, fitted carpet.

Bedroom 3 11'1" x 8'7" (3.40 x 2.63)

Double glazed window overlooking farmland and marshes beyond, radiator, fitted carpet.



Bedroom 4 12'7" x 8'3" (3.86 x 2.53)

Double glazed window, radiator, fitted carpet.

Shower Room 15'8" x 8'3" (4.79 x 2.54)

Including the chimney breast, walk in tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, double glazed window, airing cupboard housing the copper hot water cylinder, radiator.

Outside

This stunning property is situated in an idyllic location off of a country lane with an access driveway leading to the main house providing off street parking, access to the cottage and also beyond to the attached garage/workshop 6.53m x 3.76m with power, lighting and cold feed tap. The main front garden is established with lawn, tress and bushes bordering, entrance leading to the property. To the side of the property is a large formal garden which is mainly lawned with established planting. Steps lead up to a raised sun trap patio beyond which is a summerhouse, cloakroom and coal store. At the rear is another entrance to the property and a delightful private area to relax in with a lawn, corner patio and planted borders. This area was originally the front to the property but has been switched around. Beyond the garden is a large area of paddock/farmland which would provide an ideal space for horses. The cottage to the property has its own private paved courtyard beyond which is the stabling/barn block which is approximately 20m x 9m and could provide an ideal conversion opportunity (subject to the usual consents).

Tenure

Freehold

Services

Mains water and electric. Drainage is self contained via a septic tank.

Council Tax

Great Yarmouth Borough Council - Band 'D' for Farmhouse.

The Cottage

Entrance Conservatory 18'1" x 6'0" (5.52 x 1.83)

Glazed construction with a polycarbonate roof over, tiled flooring, power and lighting, French doors, part double glazed composite door to:

Living Room 17'6" x 14'7" (5.35 x 4.45)

Stunning room with a feature cast iron wood burner, three double glazed windows, beams to ceiling, radiator, television point, door to:

Inner Hallway

Tiled flooring, double glazed window, beams to ceiling, radiator, built in storage cupboard, airing cupboard housing the hot water cylinder, doors leading off to:

Kitchen 9'6" x 7'11" (2.92 x 2.42)

Fitted kitchen with cream wall and matching base units with granite effect work surfaces over, inset one and a half bowl sink unit, space and plumbing for a washing machine, electric

cooker point, part tiled walls, recess for a fridge, wall mounted oil boiler, double glazed window to rear aspect.

Bedroom 1 14'3" x 11'3" (4.35 x 3.43)

Double glazed window to side aspect, radiator, fitted carpet.

Bedroom 2 9'9" x 7'5" (2.98 x 2.27)

Double glazed window to rear aspect, radiator, fitted carpet.

Shower Room 7'3" x 6'11" (2.23 x 2.12)

Plus recess. Walk in shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, extractor fan, radiator, frosted double glazed window to rear aspect.

Outside

A driveway provides car parking and access beyond to a private low maintenance courtyard garden with a paved patio and periphery planting.

Tenure

Freehold

Services

Mains water and electric. Drainage is self contained via a septic tank.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

The village of Mautby is roughly 6 miles north west of the town of Great Yarmouth and 16 miles east of Norwich. Mautby is close to the Norfolk Broads and the coastal resorts of Caister-on-Sea, California and Scratby. Mautby church, St Peter and St Paul, is a small building with an interesting round tower. It is the burial place of Margaret Paston, who died in 1484 and is famous for the Paston Letters.

Directions

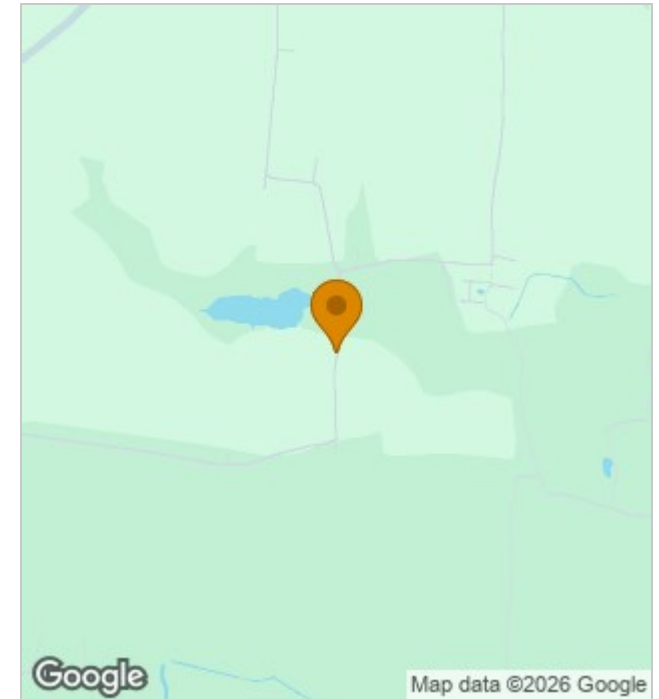
Leave Norwich on the A47. Once at Acle, continue straight over onto the A1064, through the villages of Fleggburgh and Filby, then turn right at the brow of the hill onto Hall Road. Continue around the right and left hand bends for approximately a mile and at the fork in the road by the Wymers Barn sign bear right and after a few hundred yards turn next left on to Mautby Lane. Proceed along Mautby Lane and bear right where the property can be found after a short distance on the left hand side.

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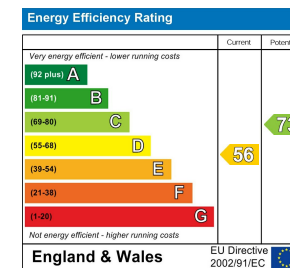
Floor Plans - Farmhouse



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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