



Wheelwrights Cottage & Beech Corner
The Grove | Booton | Norfolk | NR10 4PE

 FINE & COUNTRY

TWO'S COMPANY



“You have two properties here – an exquisitely renovated character cottage with a stylish contemporary twist and a recently built holiday let that has proved very successful. Each has its own parking and garden and both have spectacular views stretching far across the surrounding countryside. Secluded but not isolated, close to Reepham, this is country living at its best!”



KEY FEATURES

- A Beautifully Renovated Character Cottage with Separate Holiday Let situated in the Village of Booton
- Four Bedrooms and Four Bath/Shower Rooms – Three of which are En-Suite
- Principal Bedroom Suite with Roll Top Bath, Shower Room and Fitted Wardrobes
- Kitchen/Dining Room with Snug Area featuring a Fireplace and Wood Burner
- Separate Utility Room, Boot Room and Ground Floor WC
- Living Room with Beams & Feature Fireplace with Wood Burner
- Triple Garage with Self Contained One Bed Holiday Let Above
- Landscaped Gardens of 0.4 of an acre (stms) with a Patio, Pergola with Lighting and Blinds, Storage Shed and Amazing Field Views
- Large Driveway providing Plenty of Parking
- The Accommodation extends to 3,223sq.ft inc Garage/Holiday Let
- Energy Rating: C

Approaching this pretty property its attractive red brick frontage catches the eye, and it sits comfortably in the beautiful surroundings, with open fields on three sides. It's places like this that give Norfolk its reputation for big skies – glorious blues in summer, sprinkled with stars on clear nights. It's an amazing setting – and luckily, the property more than lives up to it, with stylish interiors across the main house and holiday let alike.

Two In One

The main house is thought to date back to the 1800's and most likely started life as three cottages, each with a fireplace on both the ground and upper floors. It's named after skilled craftsmen who designed, built and repaired wooden wheels and horse-drawn vehicles at one of the properties many years ago. When the owners first came here, they fell for the idyllic rural setting, but also for the house itself, with a good size garden, peaceful position and lovely views. They had always wanted to have a holiday let and they've been able to fulfil that here, building a second dwelling over the triple garage. It's proved incredibly popular, being well situated for access to North Norfolk and the coast, the Marriott's Way, and pretty market towns including Aylsham, Reepham and Holt.





KEY FEATURES

Character Meets Contemporary

During their time here, the owners have transformed and modernised the property, adding a new kitchen and bedroom with a contemporary feel, whilst retaining the fireplaces, beams and the comfortable nature of the character cottage. Everything has been done to a high standard – the kitchen has a Fisher Paykel fridge freezer, double door dishwasher and Porcelanosa tiling. The units came from Norfolk Living Kitchens and the worktops are granite (as they are in the utility). There's top quality ironmongery throughout and underfloor heating. The owners love their snug area, which is perfect with the log burner for gathering with friends and family. The sitting room also has a log burner and the owners enjoy relaxing here in the evenings, the cosy feel enhanced by the well-designed lighting, mellow brick and original beams. There's character and attention to detail everywhere you look, from the Stanton Moor natural stone windowsills to the Jim Lawrence door furniture. The owners have even added some hidden extras, such as water softeners in the showers, baths, WCs and dishwasher. All the windows are bespoke and were made by Country Wide Joinery in Colkirk, with Anvil ironmongery. The result is a home that offers a warm welcome, is comfortable and attractive, provides versatility and is well set for the future and easy to maintain.

Eye-Catching Views

The garden is a delight and has been cleverly designed to make the most of the views whilst also being attractive and easy to care for. There's a shed with plenty of storage space, a new pergola with LED lighting and sliding blinds to keep you out of the wind, along with a new patio that's perfect for al fresco dinners and barbecues. The owners have designed the beds, lined with railway sleepers, to include lighting so the garden is equally usable and a beautiful place to be after dark. You can easily picture yourself soaking up the sunshine here, looking out over the surrounding fields and watching the birds overhead. It's an idyllic spot and truly relaxing.

Beech Corner

The owners built the holiday let themselves, to the same exacting standards as the refurbishment of the house. It's been very successful, thanks to the location, views and the ability to offer private parking and outside space. Set over the triple garage, Beech Corner sleeps two and is a luxurious and high spec option, with a large bathroom and bedroom, cosy living room and generous stylish kitchen. It's easy to see why the owners receive many 5* reviews!





















BEECH CORNER











Wharfedale
Landscape
Design Centre



INFORMATION



On The Doorstep

The property is located in a wonderfully peaceful and rural situation within the hamlet of Booton, just over a mile to the south of the village of Cawston, which has a Deli café, post office/store, church and public house. Also close by is the attractive small Georgian market town of Reepham, which has a good selection of local shopping, post office and doctors surgery and is about 5 minutes to the north east of Aylsham where there is a market place with shops, market, bank, post office, public house and supermarkets.

How Far Is It To?

About 12 miles to the north is the popular Georgian town of Holt which has a wide range of high quality shopping, pubs, restaurants and gallery. It is renowned as the home of Gresham's senior, preparatory and pre-prep schools, with Beeston Hall preparatory school further to the north east along with an excellent selection of schooling within the private and state sectors within the county. Not far beyond Holt is the north Norfolk coast with its marshes, beaches, seal colony, sailing, bird watching and big skies. About 11 miles to the south east is the cathedral and university city of Norwich, which is a vibrant business community and is regarded as the regional centre for cultural leisure and shopping facilities. There is a main line rail station to London Liverpool Street and the Norwich International Airport for journeys further afield.

Directions

Leave Norwich on the Reepham Road, passing through the villages of Alderford and Little Witchingham. Take a right hand turn signposted Booton and after 1 mile, the property may be found on the corner as the lane bends round to the right.

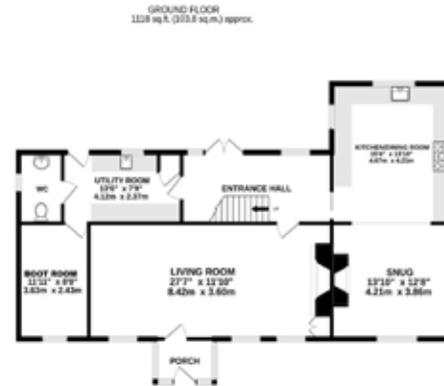
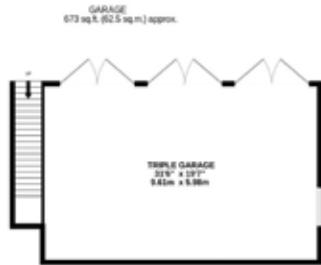
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TOTAL FLOOR AREA : 3223 sq.ft. (299.4 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

