



Old Blacksmiths Cottage Norwich Road, Yaxham

Dereham



Minors & Brady

Old Blacksmiths Cottage Norwich Road

Yaxham, Dereham

Steeped in history, this traditional blacksmiths cottage retains the properties original character features whilst incorporating modern comforts. Set on a generous size plot, this cottage benefits from a large outbuilding with previously approved but now expired extension plans, offering potential to be converted into a two-bedroom annex (stpp). Its interior showcases spacious and flexible accommodation, with two reception rooms, a kitchen/breakfast room, a garden room, a study, a shower room, four bedrooms and a bathroom. Externally, you will discover beautifully maintained grounds and a driveway providing off-road parking. Experience a lifestyle of comfort and ease, within a peaceful rural setting.

- Traditional blacksmiths cottage set within the rural village of Yaxham
- Retains the cottages original character features including exposed wooden beams, brick fireplaces, tiled flooring and quaint windows with Georgian bars
- Spacious outbuilding with previously approved but now expired extension plans, offering potential to be converted into a two-bedroom annex for additional living space or rental income (stpp)
- Kitchen/breakfast room fitted with wall and base units, a Rangemaster oven and a central island/breakfast bar unit
- Two reception rooms, both accentuated by brick-built fireplaces, inviting relaxation and entertaining
- A flexible study suitable for someone that works from home, a light-filled garden room and a modern ground floor shower room
- Four bedrooms, a dressing room/nursery and a family bathroom suite
- Expansive grounds that are well-established and maintained, offering endless possibilities for outdoor activities and enjoyment



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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Location

Yaxham is a charming village located in the Broadland district of Norfolk, about 10 miles west of Norwich. With its history dating back to the Domesday Book, the village showcases traditional Norfolk architecture and a rich heritage. The tight-knit community organises various local events and activities, creating a strong sense of belonging among residents. Surrounded by beautiful countryside, Yaxham offers picturesque walking trails and access to the nearby River Yare. While it has essential amenities like a local pub and church, residents often travel to nearby towns for more extensive services. For larger shopping options, Dereham is nearby, featuring supermarkets and a wider variety of retail choices. Yaxham also benefits from good transport links, being close to the A47 and having a railway station that connects to Norwich and beyond. Additionally, it's conveniently located near attractions like the Norfolk Broads, which are popular for boating and fishing, as well as nature reserves and historical sites.

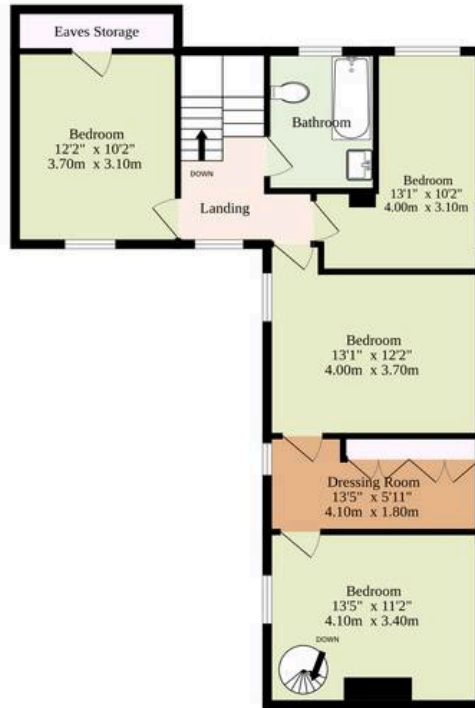
Norwich Road



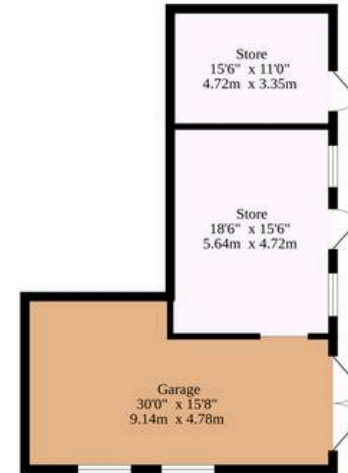
Ground Floor
832 sq.ft. (77.3 sq.m.) approx.



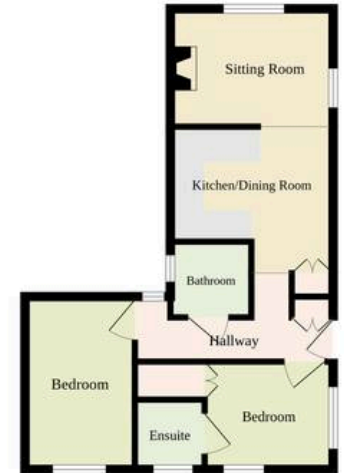
1st Floor
770 sq.ft. (71.5 sq.m.) approx.



Existing Outbuilding
935 sq.ft. (86.9 sq.m.) approx.



Proposed Plans



Sqft Includes The Existing Outbuildings But Not The Proposed Plans

TOTAL FLOOR AREA : 2538sq.ft. (235.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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