



WASH LANE, ASLACTON, NR15 2ES



A rare opportunity to acquire a beautifully extended Grade II listed cottage, rich in character and set within an idyllic rural setting. From the moment you step inside, the property reveals a warm and inviting atmosphere, with exposed timbers and a striking inglenook fireplace at its heart.

The accommodation flows naturally, beginning with a welcoming entrance that opens into a spacious, light-filled living and dining area, where French doors connect seamlessly to the terrace beyond. The adjoining kitchen enjoys far-reaching countryside views, while a cosy snug with its impressive inglenook fireplace offers a more intimate retreat. A further reception room provides flexibility as a study or additional sitting room, while a ground floor bedroom and shower room create an ideal space for guests.

Upstairs, the charm continues with three characterful bedrooms arranged off a long landing, many enjoying uninterrupted views across open fields. A well-appointed shower room serves the first floor, completing the well-balanced accommodation.

Outside, the property is equally appealing. A driveway leads to a double garage with adjoining studio and useful outbuildings.

The mature gardens, extending to around three-quarters of an acre, are beautifully stocked and include lawns, terraces, and a variety of established planting, along with an orchard, vegetable garden, and areas of light woodland. The elevated position affords stunning west-facing views over unspoilt countryside, creating a peaceful and private setting.

LOCATION

The property is situated on the edge of the charming village of Aslacton, surrounded by unspoiled rural countryside on the southern borders of Norfolk and enjoys a particularly tranquil setting. The village of Great Moulton is closely linked to Aslacton with both villages lying just 4 miles from Long Stratton, which offers a wide range of day-to-day amenities. The historic market town of Diss is located just eight miles to the south and offers an extensive array of amenities and the convenience of a mainline railway station with regular services to London Liverpool Street.

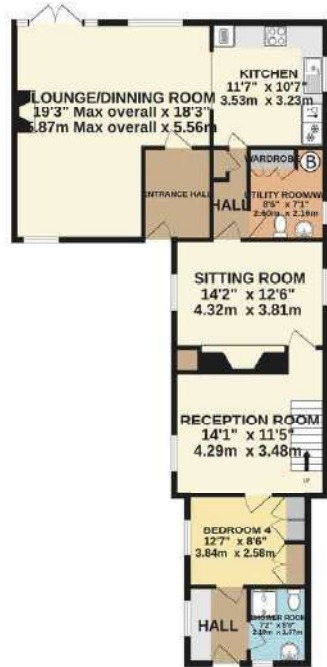




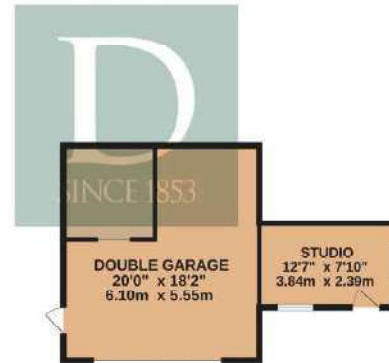




FLOOR PLAN



GROUND FLOOR
4300 sq.ft. (400.7 sq.m.) approx.



FIRST FLOOR
4300 sq.ft. (400.7 sq.m.) approx.



TOTAL FLOOR AREA: 1750sq.ft. (162.6 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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SERVICES

Oil fired central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band E

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

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