



Pink Cottage
The Turnpike | Bunwell | Norfolk | NR16 1SP

IN THE PINK



This beautiful clay lump and timber frame cottage is a hidden delight, found at the end of a long driveway with open fields beyond.

The original parts have been thoughtfully extended and improved, so it's incredibly comfortable and it beautifully blends the old and the new.

In a lovely village that's well connected, within easy reach of Wymondham, Attleborough, Diss and Norwich, you can enjoy the best of the countryside with ease and convenience here.



KEY FEATURES

- A Pretty Detached Cottage with Field Views in the South Norfolk Village of Bunwell
- Four First Floor Bedrooms, Bathroom and a Shower Room
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Wet Room
- Two Reception Rooms plus a Conservatory
- Character includes Original Beams and a Feature Fireplace with Wood Burner
- The Garden overlooks Fields and includes a Studio ideal for a Home Office
- Plenty of Parking on the Driveway
- The Accommodation extends to 1,376 sq.ft
- Energy Rating: D

It's easy to see the appeal of this pretty country cottage - in a peaceful and secluded setting, it enjoys wonderful views over farmland, a garden that's home to abundant wildlife, well proportioned rooms that brim with character, and a lovely sense of comfort.

A Hidden Gem

When the owners came to view what is now their home, they fell in love with the setting and the field views, as well as the period charm of the oldest parts and the way the cottage had been so sympathetically extended. You feel wonderfully out of the way here and it enables you to truly relax, yet you have neighbours around you and you're part of a friendly village community. Previous owners carried out a refresh and renovation and the current owners in turn have further improved it with works to the kitchen, creating a fine and welcoming family home.

A Warm Welcome

It's proved to be a wonderful place in which to raise children and would also be perfect for a family with teens. In the original part of the house, you have a delightful cosy sitting room with a log burner and original beams, perfect for cosy winter nights but also refreshingly cool in summer, thanks to the thick walls. There's a formal dining room with a feature bread oven door that conceals a cupboard space, that could also be used as a playroom or snug, double doors opening to the conservatory where the owner likes to relax with a good book and a glass of wine. The kitchen is another highlight, part open to a generous breakfast area with double doors to the garden to the south, so it's lovely and light too. A utility and wet room complete the ground floor, the latter ideal for anyone with limited mobility.





KEY FEATURES

The first floor bedrooms can be found up two staircases, which is lots of fun for children! It means parents can have little ones close by in the early years, then teens have their own end of the house as they grow older. It's also great when you have guests, as each pair of bedrooms shares a bath or shower room, so everyone has their own space. The principal bedroom showcases the best views across the fields as it benefits from double height ceilings and dual aspect windows. Amazing views for when you wake up and sip your morning cuppa in bed!

Countryside Connection

The garden is a delight and has been a real joy to the owners over their years here. There's a studio that has been used as a bedroom and a salon and would be a great studio or hobby space, with plenty of light. You'll see abundant wildlife outside, including owls and squirrels and so many garden birds and birds of prey. The surrounding fields attract wildlife, and you have a strong connection to nature, watching the changing of the seasons over the farmland. The owners love to walk their dog across the fields or out along the various footpaths and quiet lanes to explore the local rural landscape. The village has a village hall and primary school, so it's ideal for families and for the active retired, or anyone who wants to embrace a healthy, outdoor, country lifestyle. When you do need to head to the shops, take your pick from Wymondham, Attleborough, Diss or Norwich.

























INFORMATION



On The Doorstep

Within Bunwell you have a village shop and post office, primary school and village hall whilst the neighbouring village of Spooner Row has the very popular Three Boars Public House and a train line to both Cambridge and Norwich. The market town of Wymondham is only a short drive away where you have a vast array of high street stores, supermarkets, a superb range of schooling, surgeries, public houses and a leisure centre. In the other direction is the equally convenient market town of Attleborough with its amenities matching those of Wymondham.

How Far Is It To?

The cathedral city of Norwich is 13 miles to the north with its international airport and ever-increasing shopping facilities including the stunning Chantry Place mall. The historic city of Cambridge can be found to the south (45 mins) with its famous university. From the market town of Diss (9.5 miles) you have a direct main line rail link to London Liverpool Street. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (1 hr) with its quaint villages and sandy beaches.

Directions

Leave Norwich on the A140 Ipswich Road and take a right hand turn onto the B1113 Norwich Road. Follow this road through the villages of Mulbarton and Tacolneston. The Norwich Road becomes The Turnpike and you head into the small hamlet of Cordwell, after which you will be able to see the Pink Cottage across the fields on the left. The property will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water

Private Drainage via Septic Tank -(registered for a replacement under the nutrient neutrality scheme)

Part Fibre to Cabinet Broadband Available - vendor uses Vodafone

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

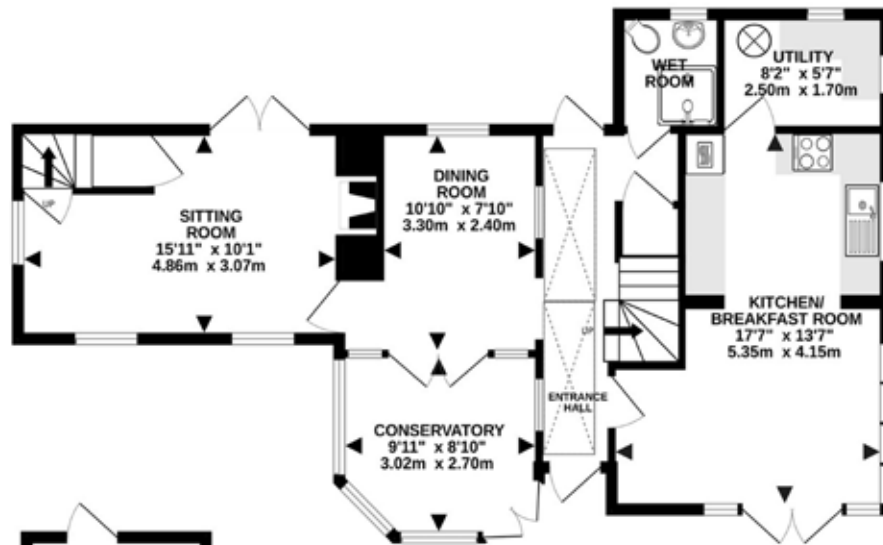
South Norfolk District Council - Council Tax Band D

Freehold

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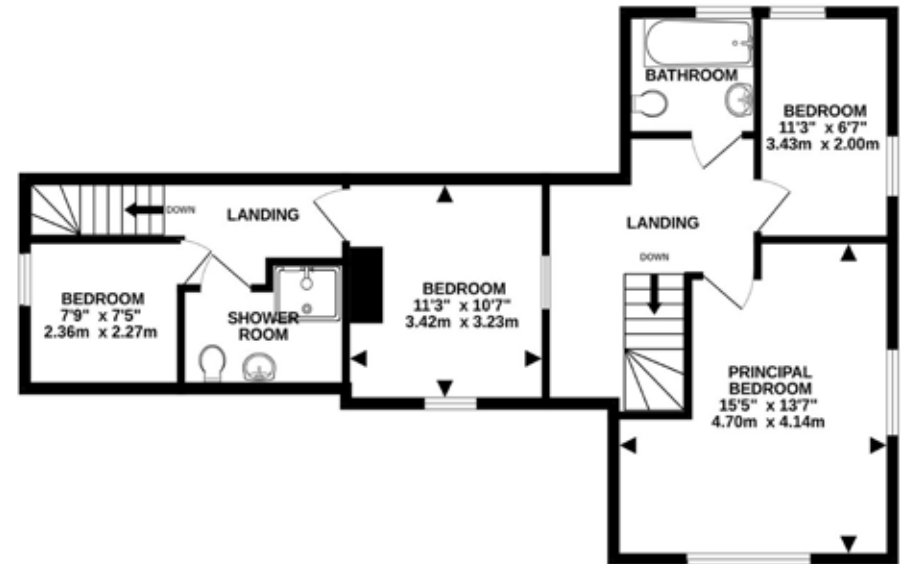
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GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



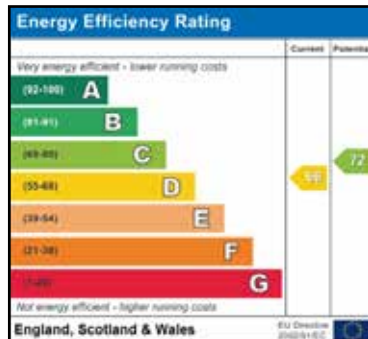
STUDIO
145 sq.ft. (13.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (41.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING STUDIO) : 1376 sq.ft. (127.8 sq.m.) approx.
TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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