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# Moor Lodge Cottage, The Moor, Reepham, NR10 4NL

## Offers in Excess of: £600,000

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Occupying an exceptional plot extending to approximately 1.18 acres across two individual plots, this beautifully renovated detached character cottage seamlessly blends period charm with contemporary luxury.

The property has undergone an extensive programme of refurbishment, including a raised roof to enhance the first-floor accommodation, creating a versatile two/three-bedroom home finished to an exceptional standard throughout. At its heart is a bespoke handcrafted kitchen by The Norfolk Workshop, complemented by a luxurious four-piece bathroom suite. Further ground floor accommodation includes a practical utility room, cloakroom/WC and rear lobby, while two inviting reception rooms provide excellent living space, featuring an open fireplace and a log-burning stove respectively, adding warmth and character. To the rear, a private enclosed courtyard offers a peaceful space for outdoor entertaining or relaxation.

Approached via a gated private driveway, the impressive grounds include beautifully maintained gardens with recently reclassified domestic land, extending onto adjoining agricultural land offering potential for paddock or lifestyle use, subject to any necessary consents.

Further enhancing the property is a fully refurbished tri-bay garage, substantial outbuilding and ample off-road parking. Combining quality craftsmanship, generous grounds and outstanding versatility, this is a rare opportunity to acquire a distinctive country home in an idyllic setting.

## Services

Oil central heating.

Mains drainage, water, and electricity are connected.

## Situation

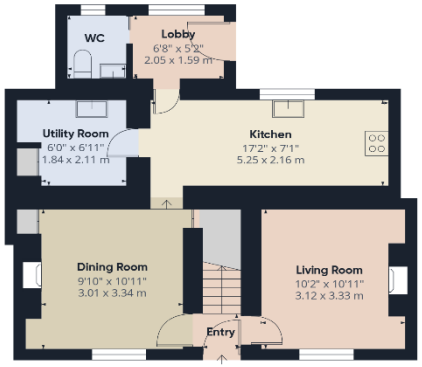
Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre.
The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place.

There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

For further information and to arrange your viewing, please contact our friendly and professional staff.

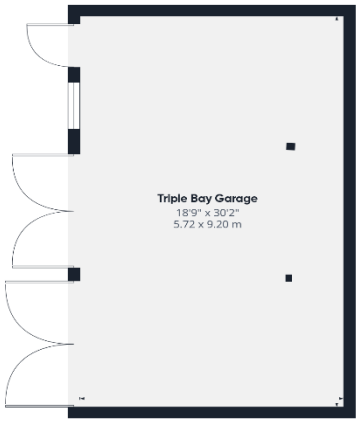
This property is being marketed by our Reepham office and the property reference is AR0291.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing.




**Ground Floor** Building 1

**Floor 1** Building 1




**Ground Floor** Building 2

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**Approximate total area**(1)

1523 ft²
141.3 m²

**Reduced headroom**

45 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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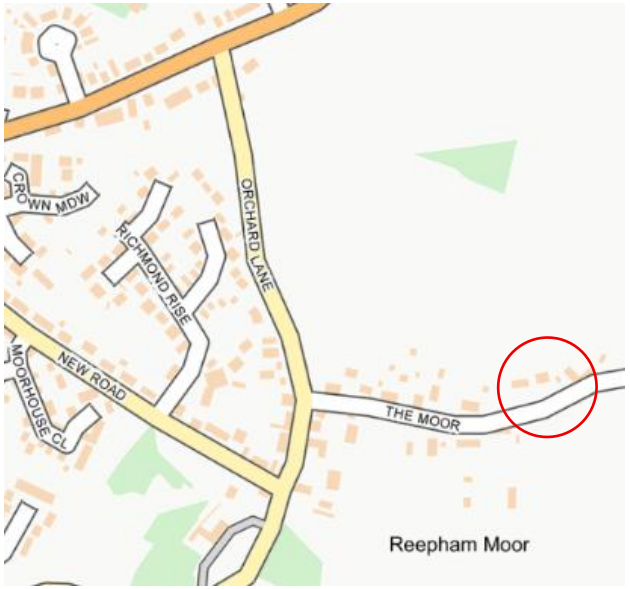


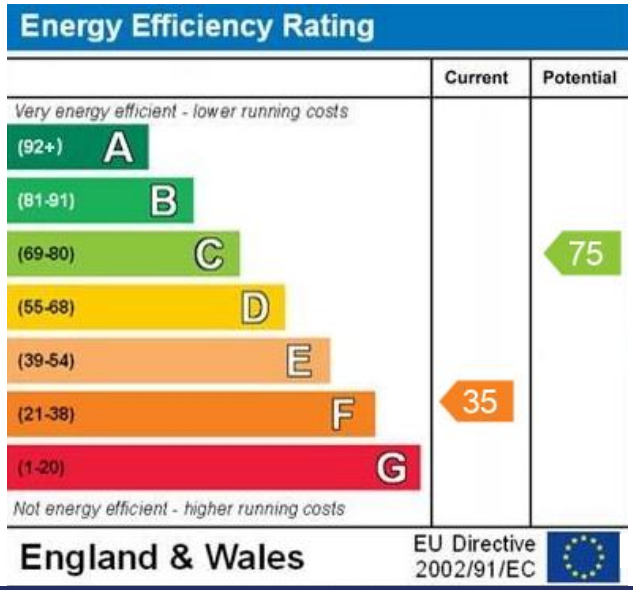


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