



The Cottage | Rectory Lane | Bunwell | NR16 1QU

£600,000



The Features

- Grade II Listed thatched cottage dating back to the early 17th Century
- Approx. 0.33 acre plot set back from the road with field views to the rear
- Three bedroom main cottage offering flexible accommodation over two staircases
- Beautifully appointed kitchen with range cooker, butler sink and adjoining utility/cloakroom
- Characterful sitting room featuring an impressive inglenook fireplace and dining area
- Separate study with French doors opening onto the rear terrace
- Detached Stable Block with two en-suite bedrooms or versatile additional accommodation
- Detached garden room with power and light, ideal for relaxing or home working
- Extensive driveway parking with established gardens to the front and rear
- Viewing highly recommended to appreciate the character, flexibility and setting this unique home has to offer

About the Property

Set back from the road along a country lane and enjoying field views to the rear, The Cottage is a beautifully preserved Grade II Listed thatched home dating back to the early 17th Century. The property offers three bedrooms within the main cottage, together with a detached Stable Block that could provide two further bedrooms or additional versatile space. Occupying an overall plot of approximately 0.33 acres, it offers a wonderful blend of period character, flexible accommodation and village living.

Stepping inside, The Cottage immediately showcases a wealth of original features, including exposed beams and impressive inglenook fireplaces, creating a warm and welcoming feel throughout. The spacious triple aspect sitting room offers generous living and dining space centred around one of the property's feature fireplaces, while the separate study provides a versatile space for home working, hobbies or an additional reception room, with French doors opening onto the rear terrace. The kitchen has been thoughtfully designed to complement the age of the property whilst providing everything needed for modern living. Featuring bespoke cabinetry, a range cooker and butler sink, it offers excellent workspace and enjoys plenty of natural light, with a practical utility/cloakroom adjacent.

The first floor is accessed via two separate staircases, creating a flexible layout with three bedrooms and two bathrooms, including an en-suite serving bedroom three. Beyond the main cottage sits the detached Stable Block, previously operated as a successful bed and breakfast. Offering excellent additional accommodation, it presents a variety of possibilities, whether for guest accommodation, multi-generational living, working from home or simply providing additional versatile space.

Properties of this nature rarely become available, offering a wonderful blend of period charm, flexible accommodation and a sought-after village setting.





The Outside

The Cottage occupies an overall plot of approximately 0.33 acres and is approached via a shingle driveway bordered by mature hedging, providing generous off-road parking to the front and side of the property. The front garden is mainly laid to lawn with established trees, shrubs and planting, while a charming pond with bridge and a restored vintage rotating summer house add to the property's character.

To the rear, a brick-weave terrace provides an ideal space for outdoor dining and entertaining, overlooking the enclosed garden which is predominantly laid to lawn with mature trees, hedging and established borders. Beyond the terrace is the detached Stable Block, previously run as a successful B&B, offering excellent additional accommodation. Also within the grounds is a detached insulated garden room with power and light making it ideal as a sun room, home office, studio or hobby room, all whilst enjoying views across the garden

Location Overview

Bunwell is a popular South Norfolk village offering a balance of countryside living with excellent access to nearby towns and transport links. The village benefits from a local shop, primary school, garage and a range of community facilities, while the neighbouring village of Spooner Row provides a railway station with services to Norwich and Cambridge. The market towns of Wymondham, Attleborough & Diss are all within easy reach, offering supermarkets, cafés, independent shops and leisure facilities. Norwich city centre is a short drive away providing an extensive range of shopping, restaurants, cultural attractions and direct rail services to London. The nearby A11 also offers convenient road links towards Norwich, Cambridge and beyond, making Bunwell an ideal location for commuters whilst retaining its village feel.

Directions

From the A11, take the turning signposted for Spooner Row and Bunwell. Continue along Bunwell Road into the village, passing the village shop and post office as the road becomes Bunwell Street. Turn left into Rectory Lane, where The Cottage can be found set back from the road on the right-hand side.

What3Words: [:///sediment.speech.midwinter](#)

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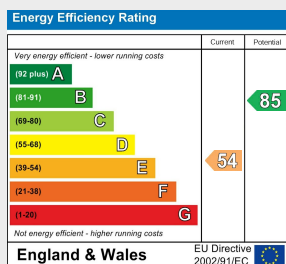
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Tenure: Freehold
Council Tax Band: E
Local Authority: South Norfolk



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Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



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