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The Street, Poringland, NR14

Grade II Listed 3 Bedroom Period Cottage!

GUIDE PRICE £279,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TIMELESS CHARACTER ENDLESSLY ADAPTABLE LIVING!

A truly characterful Grade II Listed period end-terraced cottage, with origins dating back to the 17th Century, offering a rare blend of historic charm, versatility and income potential.

The dual aspect lounge/diner centres around a striking inglenook fireplace and is currently configured as a self-contained bedsit producing £625 per month. With its own entrance, this space offers fantastic flexibility - perfect for continued rental income, multi-generational living, a home office, studio,

The 14'8" modern kitchen/breakfast room complements the cottage perfectly, featuring original tiled flooring and its own inglenook fireplace - a warm and inviting heart of the home.

Upstairs are three well-proportioned bedrooms, a luxury family bathroom with shower over bath, and an en-suite shower room. A fixed staircase leads to two further loft rooms, both brimming with exposed timbers and character. These versatile spaces are ideal for hobbies, workspace, treatment rooms, or creative studios and will be clearly presented to showcase their flexibility.



“ dual aspect lounge/diner centres around a striking inglenook fireplace ”



Overview

- Grade II Listed period cottage with 17th Century origins
- Wealth of beams & multiple inglenook fireplaces
- 3 bedrooms plus 2 versatile loft rooms (fixed staircase)
- Ideal for home office, studio or therapy rooms
- Dual aspect lounge/diner or income-producing bedsit (£625pcm)
- 14'8" kitchen/breakfast room with original tiled floor





Location

Poringland is a highly sought-after village located approximately 5 miles south of Norwich, offering the perfect balance of rural charm and everyday convenience. The village boasts a fantastic range of amenities including local shops, a supermarket, pharmacy, doctors' surgery, post office, cafes and takeaways, along with a popular farm shop nearby.

Families are particularly well served with highly regarded schooling including Poringland Primary School and Framingham Earl High School, both within easy reach.



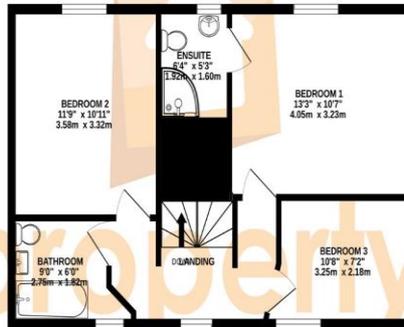
Outside

Outside, there is off-road parking for at least one vehicle to the front, alongside permit-free on-street parking. The frontage also offers potential to create a charming courtyard-style seating area - a genuine afternoon and evening sun trap.

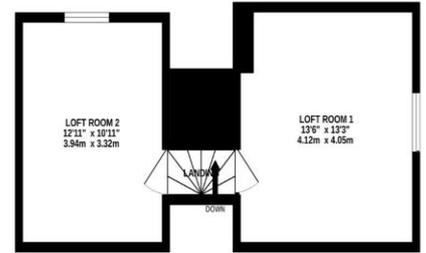
GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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FULL EPC AVAILABLE UPON REQUEST

EPC – N/A

COUNCIL TAX BAND: B

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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