



The Cottage  
Shack Lane | Blofield | Norfolk | NR13 4DP

 FINE & COUNTRY

# WRITING YOUR STORY



“This charming character cottage has been transformed over the years, each successive owner making their mark. Today it’s an attractive and spacious family home that’s been the setting for many parties and celebrations over the years. Sitting in the middle of its 0.75-acre plot, with mature trees around and fields over the lane, it’s wonderfully private. A fantastic place for children to grow up and perfect for hosting family and friends, imagine writing the next chapter of your family’s story here.”



# KEY FEATURES

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- A Spacious Detached Family Home within the Sought After Village of Blofield
- Five Bedrooms, a Family Bathroom and Two En-Suites
- The Principal Bedroom Suite also benefits from a Dressing Room
- Kitchen/Breakfast Room with Space for Seating and Dining
- Four Reception Rooms plus a Large Reception Hall and a Music Room
- The Grounds extend to 0.75 of an acre and include a Swimming Pool Complex with Bar, WC and Shower
- Carriage Driveway leading to Double Garage and Plenty of Parking
- The Accommodation extends to 3,592sq.ft
- Energy Rating: D

A short walk from the centre of the desirable village of Blofield, this home has so much to offer. If you're looking for space, inside and out, this will hit the spot. It's also beautifully positioned to make the most of everything in the area, being just a ten-minute drive from Norwich and 20 minutes from the coast.

## Personality And Potential

The cottage is thought to date back to around 1850 in its original parts and the owners have some of the old plans and documents which make for interesting reading, passed down to them by former occupants. The owners first came across the property when looking for a place for their growing family. They explain that over the years the cottage has been altered and extended and as soon as they came in through the gates, they were blown away by the welcoming feel of the home and the spacious rooms and mature gardens. They in turn have put their stamp on the cottage, extending the kitchen to create a wonderfully sociable room, and adding two bedrooms and an en-suite above. The family numbers seven and they have been here for almost 20 years, which is a testament to the property's success as a family home. It would also be brilliant for multi-generational living. There's scope to add your own touches to the house, perhaps converting the garage to a home office or studio, adding an outbuilding, or even renting out the indoor pool.

## Space To Live Your Way

You have a lovely blend of modern comforts and traditional features here and it works very well. There's a huge amount of flexibility too, so you can change the way you use the house as your family grow and your needs change. Currently there are three main reception rooms downstairs, in addition to the large and impressive entrance hall and music room. Two have doors to the garden, while the third has an attractive bay window framing the outlook. There's also a full bath and shower room next to the family room, so you could use this as a bedroom suite if desired.





# KEY FEATURES

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The kitchen is magnificent, with a large central island where people tend to congregate when the owners are entertaining, plus space for seating and dining. The wood burner is a nice touch and adds a cosy feel, while in summer, the triple aspect room is lovely and light. Upstairs there's another sitting room, impressive with a vaulted ceiling, fireplace, bar area made of solid oak, as is all of the wood panelling in the property, and a balcony overlooking the garden. The owners have a large extended family and have celebrated Christmas here every year since moving in. They love having the space to gather everyone together, but also enough rooms that the family can spread out when people want to do their own thing. Two of the bedrooms on the first floor have an en-suite, and the principal bedroom also has a dressing room along with an integrated air-conditioning system (as does one of the other bedrooms) and is set apart from the other bedrooms, offering a sanctuary for busy parents!

## Family Fun

The owners have made so many memories during their time here and had an enormous amount of fun along the way. As soon as you come through the gates, of which there are two (entrance and exit) you close the door on the outside world and it feels like your own little corner of the countryside. There's an indoor pool that's been hugely popular with the owners' children and with friends, and the owners have fond memories of barbecues in the garden, as well as games of football, cricket, croquet and golf. They have celebrated milestone birthdays aplenty – this is a home that really does enable you to do a lot! There's also a surprising amount of wildlife and the owners have encouraged diverse birdlife too. They confirm that they wake up to the dawn chorus and that friends often comment on how many birds they can hear when out in the garden, perhaps thanks to the many mature trees. Head out on foot and you can walk the dog along quiet country lanes and barely see another soul. Kids can walk to the highly regarded village primary, the playground and the library, and the village also offers a fish and chip shop, general store, farm shop and café, pub and football club. If that isn't enough, there are even more amenities, including a train station, in neighbouring Brundall. Hop in the car and you can be in Norwich in 10 minutes or at the beach in 20 minutes. You're also well placed for travel outside the area, using the A47 to pass Norwich and head out of Norfolk, or the Broadland Northway to take you to the airport.





























# INFORMATION

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## On The Doorstep

There is a good range of amenities in Blofield, including a pub, fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good recreation facilities here too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

## How Far Is It To?

Blofield lies 7.5 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line railway with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The seafront offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

## Directions

Leave Norwich on the A47 heading towards Great Yarmouth/Brundall. At Brundall roundabout take the 1st exit and stay on Yarmouth Road/A47. Take the exit towards Blofield Heath. Turn right onto Shack Lane and the property will be located on the right hand side.

## Services, District Council and Tenure

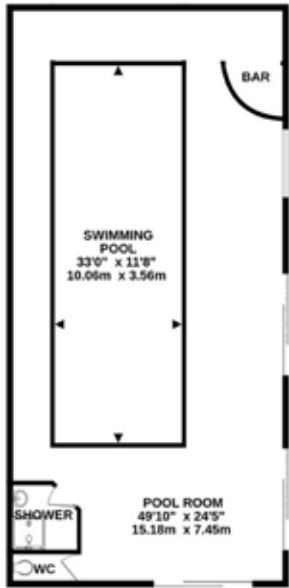
Underfloor Heating to the Ground Floor and Majority of the First Floor  
Oil Central Heating, Mains Water, Mains Drainage  
Fibre to Cabinet Broadband Available - Vendor uses EE  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band G  
Freehold

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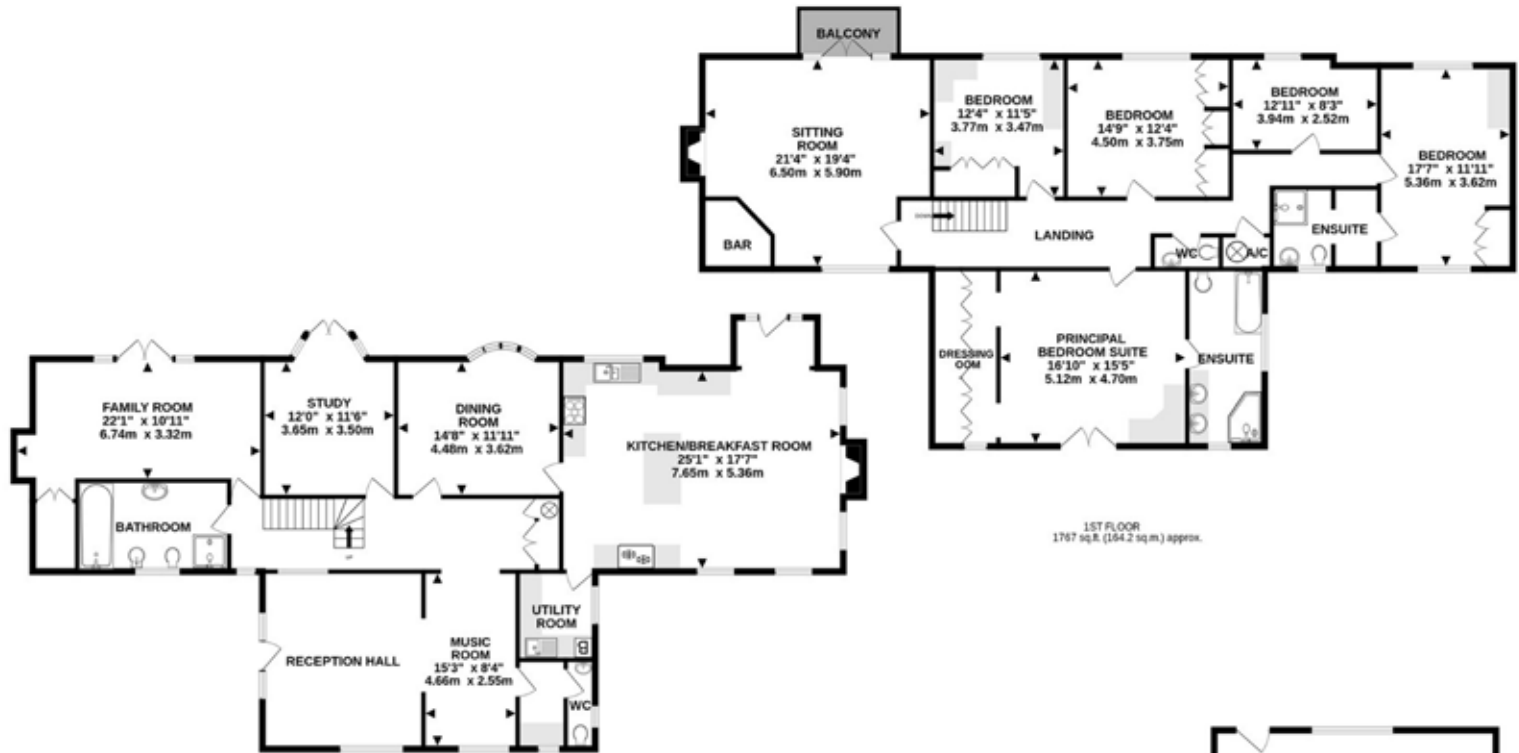
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POOL COMPLEX  
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR  
1767 sq.ft. (164.2 sq.m.) approx.

GROUND FLOOR  
1824 sq.ft. (169.4 sq.m.) approx.



GARAGE  
502 sq.ft. (46.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING POOL ROOM & GARAGE) : 3592 sq.ft. (333.6 sq.m.) approx.  
TOTAL FLOOR AREA : 5319 sq.ft. (494.1 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(53-68)	D		73
(39-52)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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For a free valuation, contact the numbers listed on the brochure.





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