



The Hill, Acle - NR13 3DW



## The Hill

Acle, Norwich

Detached and EXTENDED COTTAGE STYLE HOME, discretely TUCKED AWAY within a coveted location offering TRANQUILITY and ACCESSIBILITY - with the ACLE HIGH STREET and TRAIN STATION only a short WALK AWAY. Unfolding over 2058 Sq. ft (stms) of accommodation, this residence seamlessly BLENDS MODERN CONVENIENCE and historical CHARM. Step inside to discover character features such as an ORIGINAL BREAD OVEN and EXPOSTED TIMBER BEAMS, enhancing the light and bright interior. The 25' OPEN PLAN SITTING/DINING ROOM beckons gatherings around the WOOD BURNER, with the GARDEN ROOM extending the gardens within. Boasting a CENTRAL ISLAND, the 16' KITCHEN includes access to the HERB COTTAGE GARDEN, with the adjoining STUDY/UTILITY SPACE including further storage. Up to FIVE BEDROOMS can be found over the two floors, providing flexibility for work or rest. The GROUND FLOOR SHOWER ROOM offers a MODERNISED DESIGN, alongside the RE-FITTED FAMILY BATHROOM which includes STORAGE and a FEATURE HAND WASH BASIN.



The MAIN BEDROOM sits under a VAULTED CEILING with USEFUL STORAGE and a PRIVATE MODERNISED EN SUITE. The SOUTH WEST FACING PLOT with its walled entrance provides serene seclusion, along with a DOUBLE BAY CART LODGE, WORKSHOP and SUMMER HOUSE/STUDIO for practical space and endless possibilities for both leisure and utility.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached & Extended Cottage Style Home
- Walking Distance to Acle & Train Station
- Approx. 2058 Sq. ft (stms) of Accommodation
- 25' Open Plan Sitting/Dining Room with Wood Burner
- 16' Kitchen with Central Island
- Up to Five Bedrooms
- South West Facing Plot with Walled Entrance
- Double Bay Cart Lodge, Workshop & Summer House

This sought after location in the village of Acle, with an abundance of amenities and amazing transport links. With regular buses to Norwich and Great Yarmouth, the A47 only a short drive, and the benefit of the train station within a short walk. Local amenities include shops, eateries, and schools up to Secondary level.



## SETTING THE SCENE

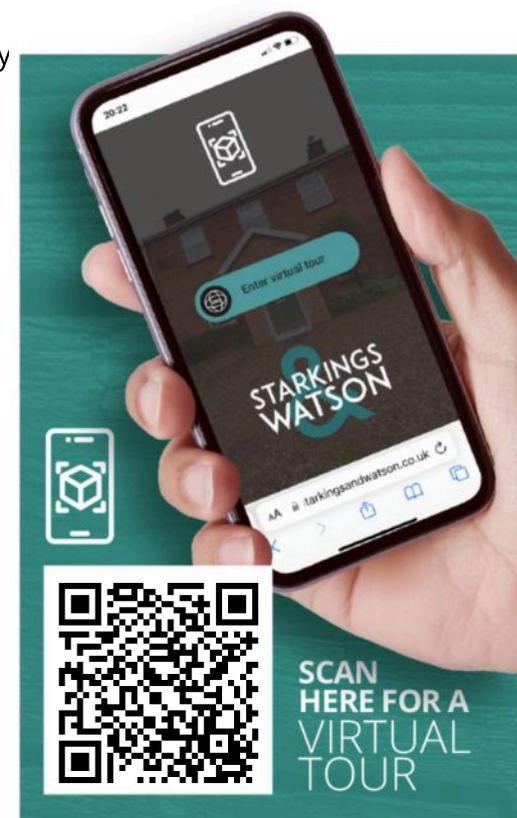
Siding onto the road, a low level brick wall encloses a paved pathway which takes you to the front door with attractive well stocked flower and shrub borders. A brick pillared entrance leads to the shingle driveway with potential to install a gate, with ample off road parking and turning space, which in turn leads to the rear garden, studio and cart lodge/workshop.

## THE GRAND TOUR

Heading through the main entrance door, a welcoming hall entrance is flooded with excellent natural light, greeting you with wood effect flooring underfoot for ease of maintenance and stairs rising to the first floor landing. A built-in double cloaks cupboard sits to one side, with doors leading to the main living space, ground floor bedroom accommodation and kitchen. Stepping down to your right hand side, double doors open up to the formal sitting room centred on a feature cast iron wood burner with a brick tiled hearth and fitted carpet underfoot. Sliding patio doors give a hint of the garden beyond, with a doorway taking you to the garden room, and opening to the adjacent dining space with dual aspect views. The dining room is completed with fitted carpet underfoot with a further door taking you back to the hall entrance. The garden room extends the living space with dual aspect views and French doors leading out, with wood effect flooring underfoot and ample space for soft furnishings and a dining table. Two ground floor bedrooms lead off the main hall entrance - both offering a characterful feel with exposed timber beams, ideal for a range of versatile uses whilst being served by the ground floor shower room complete with a white three piece suite. The shower room includes modern aqua board splash-backs and a thermostatically controlled shower along with a heated towel rail. The ground floor study also offers a laundry space with space for a washing machine, with a front facing window, wood effect flooring, range of built-in storage and heated towel rail.

The kitchen creates the heart of the home with a central island and breakfast bar providing the ideal entertaining space with views looking over the walled cottage garden to front. An extensive range of storage includes integrated cooking appliances with an inset electric ceramic hob and built-in electric oven, with space provided for a fridge freezer, under counter fridge, wine cooler and dishwasher. Wood effect flooring continues from the hall entrance with an original feature bread oven to one side and ample space for a breakfast table.

Heading upstairs, the carpeted landing includes built-in eaves storage space with doors leading off to three bedrooms. Each of the bedrooms offer a light and bright feel and a range of built-in wardrobes and eaves storage, with the main bedroom including a vaulted ceiling with exposed timber beams and a door to a private en suite. The en suite offers a modernised three piece suite including a shaped panelled bath with an electric shower and glazed shower screen, aqua board splashbacks, useful storage under the hand wash basin and heated towel rail. The family bathroom completes the property with a further modern suite including a panelled bath with mixer shower tap, range of built-in storage and a feature hand wash basin with mixer tap.







## THE GREAT OUTDOORS

The property enjoys two distinct areas of garden, including the open rear garden and driveway, and front cottage style herb garden. To the rear, a patio sweeps across the rear, extending the garden room to the outside. Raised planted borders run around the driveway creating a separation, with steps leading up. The central lawn offers further planting, with outside power and water supplies installed. The summerhouse/studio sits to the far corner, creating an insulated space with power and lighting installed. The shingle driveway allows for parking and turning, with open aspect to the double bay cart lodge, and adjoining workshop which offers power and lighting. The front herb garden is enclosed with fencing and brick walling, with a central shingled feature and brick-weave patio seating area.



## FIND US

Postcode : NR13 3DW

What3Words : ///violinist.apron.trades

## VIRTUAL TOUR

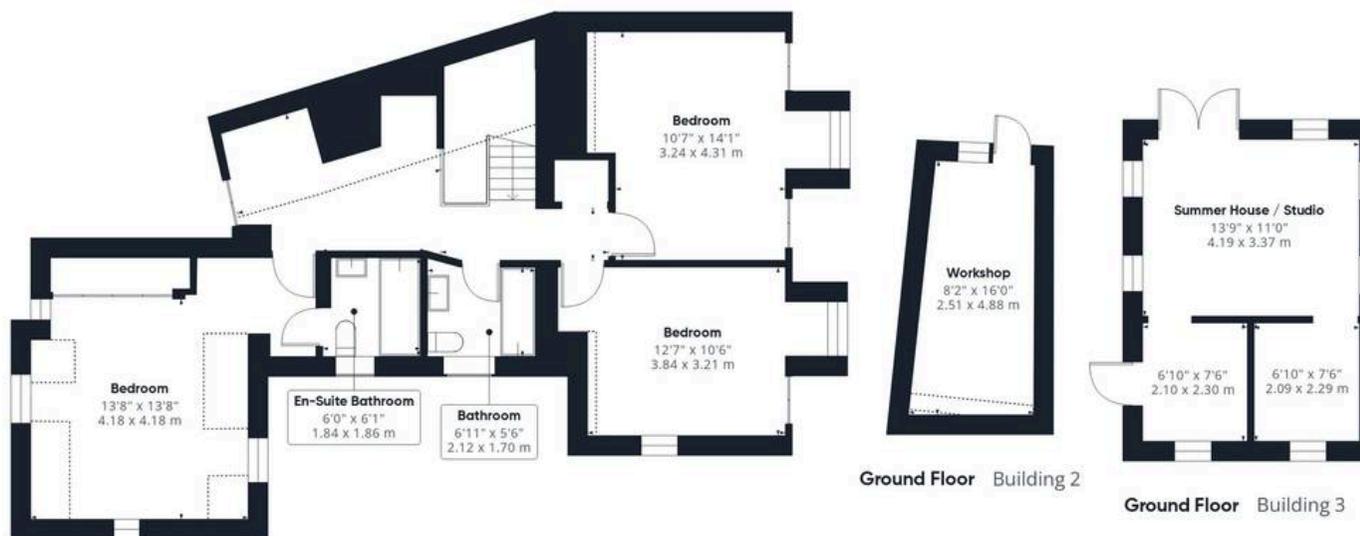
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The gas fired central heating boiler was replaced in 2024.



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

2433 ft<sup>2</sup>

226 m<sup>2</sup>

**Reduced headroom**

128 ft<sup>2</sup>

11.9 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

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