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Two Hoots
Church Lane
Bintree



A BEAUTIFULLY PRESENTED PERIOD COTTAGE OFFERING SPACIOUS FOUR-BEDROOM ACCOMMODATION SET IN BEAUTIFUL GARDENS.

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Two Hoots, Church Lane, Bintree, NR20 5NJ

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PORCH

With stable door in from the front aspect. A further door opens to the sitting room.

SITTING ROOM

Having windows to both the front and back, this characterful room has exposed beams to the ceiling, wooden flooring and a brick fireplace having an inset wood burning stove. With raised pamment hearth and wooden mantel over. Doors open to the rear lobby, kitchen and a reading nook with further door to the study. Stairs with storage under lead to the first floor.

LOBBY

With door to rear aspect.

SHOWER ROOM

A modern shower room, with 'walk in shower' wc and hand wash basin, towel rail/radiator. A feature has been created by exposing an area of flint to one wall.

STUDY

A useful study room with windows to two aspects with fitted shelving and desks.







KITCHEN/FAMILY ROOM

This lovely, spacious room has windows overlooking the garden and is partially divided into kitchen and dining/family areas by a peninsular island. The kitchen area is fitted with base and drawer units with contrasting work surface over, having an inset single drainer sink unit with mixer tap. Matching wall cabinets provide



more storage. There is a fitted electric hob, oven and grill. Within this area there is an exposed brick fireplace with second wood burning stove with pamment hearth and wooden mantle. A central exposed ceiling beam continues through to the dining/family. Both the kitchen and dining/family room have ample room for a dining table.

UTILITY ROOM

Fitted with further storage cupboards, work surfaces and a second sink. Space and plumbing for dishwasher, washing machine, and drier. Door to boot room.



BOOT ROOM

Fitted with further storage. A door leads to the games room and a second door leads out to the rear aspect.

FAMILY ROOM

A fantastic room, with vaulted ceiling and exposed wooden flooring. French windows flanked by windows open to a veranda and sun terrace. Further natural light is provided by two skylights and a fireplace houses a wood burning stove.

LANDING

With stairs up from the sitting room, split level landing. Steps and door lead to a further landing area with fitted storage, accessing bedrooms three and four.

BEDROOM 1

A spacious principal bedroom with windows to the front aspect, and skylight to the rear. Exposed wooden flooring.

BEDROOM 2

With window to the front aspect overlooking the garden.

BATHROOM

Fitted with suite comprising bath with shower and screen over, wc and pedestal hand wash basin. Half vaulted ceiling fitted linen cupboard.

BEDROOM 3

Another double bedroom, with window to the front aspect, fitted storage to one wall.

BEDROOM 4

With half vaulted ceiling, window to the side aspect.



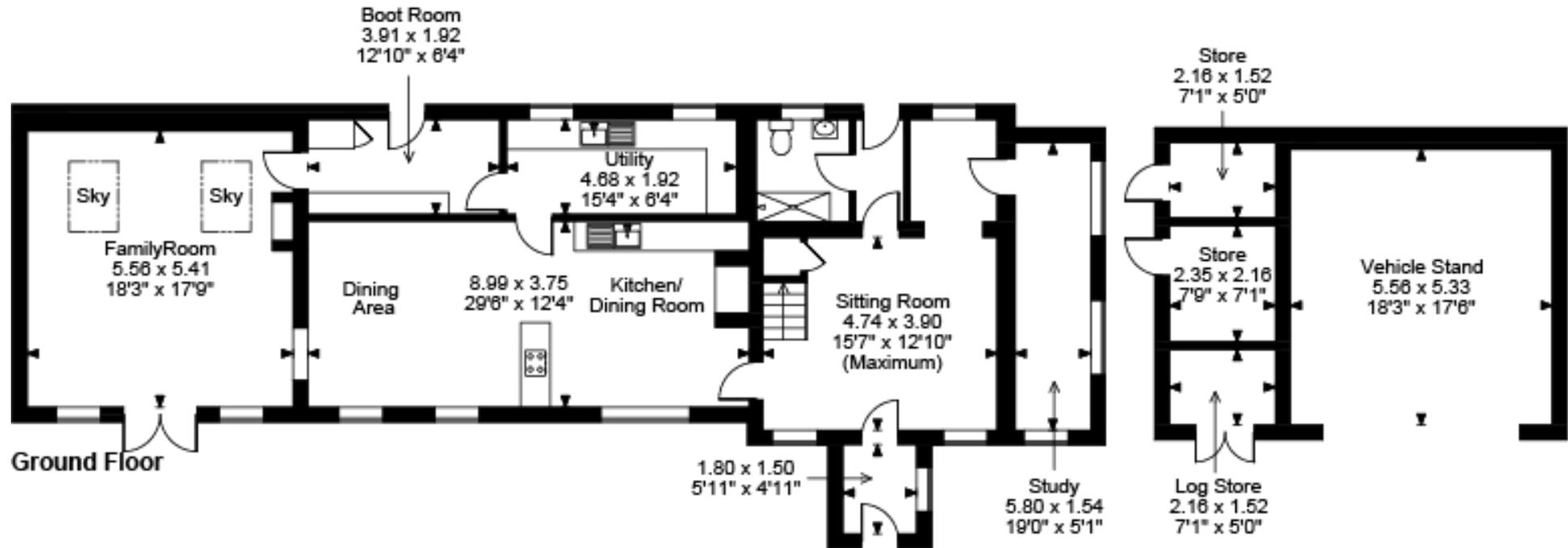


EXTERNAL

The property stands well back from the road in a 'hidden' location within the village and is approached over a gravel driveway to a parking area. Alongside this area is a double cart lodge with log store, and two further storerooms. Paths lead to the front door and into the garden. The beautiful west facing garden features wide areas of lawn, paved sun terrace from the family room, vegetable garden with storage shed and half-brick greenhouse. There are numerous specimen trees, including fruit trees, well planted beds and mature shrubs and hedging dividing the garden into a number of areas. Alongside the house there is timber workshop and storage building.



Two Hoots, Church Lane, Bintree, Dereham, Norfolk



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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GUIDE PRICE £575,000

This delightful four-bedroom cottage has been extended and enhanced by the current owners over a number of years, to offer generous accommodation set in beautifully planted gardens. The ground floor features a lovely sitting room with exposed beams and brick fireplace with wood burner, a study, shower room, and a spacious Kitchen/dining room as well as a golf/games room with French doors opening to a veranda and sun terrace. Additionally, the ground floor features a fantastic family room which opens onto a veranda. On the first floor there are four bedrooms and a bathroom.

In addition to three woodburners, the property is heated by an oil-fired boiler and electric underfloor heating in the kitchen/family room. Twenty solar panels power a 7.4kw system and a 13.5kw battery provides an excess of electricity for the current owners.

Externally the property stands well back from the road, with a well planted, west facing garden parking cart lodge with storage and a workshop.

Viewing is essential to appreciate this most individual home and its private setting. The village of Bintree offers peaceful, rural living with good road links to the coast and the county capital of Norwich. The village has a well-known public house, the Bintree Oak, and a farm shop with a recently opened café. There are many walks in the surrounding countryside including Bintree Wood which is managed by the Forestry Commission

EPC Rating: C
Council Tax Band: C
Tenure: Freehold

