



Peddars Cottage, 5 Lower Road, Holme Hale, Thetford, IP25 7EB

Character and Charm Aplenty! Absolutely fabulous, spacious detached four bedroom house simply oozing character throughout. Situated in a rural location with open field views to the front and enjoying three reception rooms, four double bedrooms, en-suite, utility room, gardens, parking and OCH.

Offers Over £450,000 Freehold





Situated in a rural location with open countryside views to the front on the outskirts of the village of Holme Hale, Longsons are delighted to bring to the market this absolutely fabulous, spacious detached four bedroom period cottage. This fantastic property simply oozes charm and character with exposed wooden beams throughout and enjoys four double bedrooms, three reception rooms, en-suite shower room, utility room, log burning stove, cloakroom with WC, parking, established gardens, oil fired central heating and double glazing.

Viewing highly recommended.

Briefly, the property offer entrance porch, lounge, dining room, sitting room, inner hall/reception room, kitchen, utility room, cloakroom with WC, four double bedrooms, en-suite shower room to bedroom one, bathroom, gardens, parking, oil fired central heating and UPVC double glazing.

HOLME HALE
The rural village of Holme Hale is nestled in the heart of Norfolk. With its

idyllic landscapes, Holme Hale is the perfect destination for those in search of a serene and fulfilling lifestyle. This charming village is 1.1 mile from the village of Necton which boasts an array of amenities, including, primary school, post office, and general stores petrol station and butchers and doctor's surgery. Easy access to nearby towns, the closest of which is Swaffham, provides additional shopping and entertainment opportunities. Necton approx. 1.1 miles, Swaffham approx. 5.2 miles, Watton approx. 5.7 miles, Dereham approx. 9.7 miles.

Entrance Porch

Entrance door to front, Pamment tiles to floor, windows to both sides.

Lounge

Feature brickwork fireplace with inset log burning stove, double glazed bow window to front, radiator.

Dining Room

Double glazed bow window to front, radiator.

Sitting Room

Double glazed French doors opening to side, double glazed window to front,

brickwork fireplace with inset solid fuel stove with Pamment tiles to hearth, radiator.

Kitchen

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with double drainer and mixer tap, space for large Range style cooker, space and plumbing for tumble dryer, space for upright fridge/freezer, double glazed windows to rear and side.

Hallway/Reception Room

Under stairs storage cupboard, double glazed window to rear, stairs to first floor, radiator.

Utility Room

Fitted units to walls and floor, work surface over, butler style ceramic sink unit, space and plumbing for washing machine, space for tumble dryer, stable style entrance door opening to side, double glazed window to rear and side.

Cloakroom

Hand wash basin, WC, double glazed window to rear, towel radiator.

Stairs and Landing

Built-in cupboard housing modern hot water cylinder.

Bedroom One

Double glazed window to front and side, electric storage heater, door to en-suite shower room.

En-Suite Shower Room

Recently installed suite comprising double shower cubicle, hand wash basin and WC both set within fitted cabinets, shelves to recess, towel radiator, double glazed window to rear, extractor fan.

Bedroom Two

Double glazed window to front, radiator, exposed ceiling beams.

Bedroom Three

Double glazed window to front enjoying far reaching countryside views, radiator.

Bedroom Four

Built-in storage cupboard, double glazed window to rear, radiator.

Bathroom

Suite comprising bath, wash basin set within fitted cabinet, WC, double glazed window to rear, radiator.

Outside Front

Garden laid to lawn, established shrubs, plants and trees to beds and borders, driveway providing ample off-

road parking, outside lights, gated access to rear garden.

Rear and Side Garden

Covered patio seating area to side with steps up to rear garden laid to lawn, selection of established shrubs, plants and trees to beds and borders, good sized wooden shed/workshop, circular paved patio seating area, covered wood store/storage area, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating E47 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Character and Charm Aplenty!
- Four Bedroom Detached House
- Three Reception Rooms
- Energy Efficiency Rating E47
- En-Suite, Family Bathroom and Cloakroom
- Gardens and Parking
- Oil Central Heating and Double Glazing
- Viewing Highly Recommended!
- Open Views to the Front

