



THE STORY OF

The Limes

Lamas, Norfolk

SOWERBYS



THE STORY OF

The Limes

Lamas, Norfolk
NR10 5AF

Wonderful Characterful Home

Reception Hallway

Sitting Room with Wood Burner and
Dining Room with Parquet Flooring

Modern Well Fitted Kitchen Breakfast Room

Pantry, Utility Room and Shower Room

Garden Room

Four First Floor Bedrooms and Modern
Well-Fitted Family Bathroom

Vaulted Attic Bedroom with En-
Suite Shower Room

Gravelled Driveway with Parking

Established Well Landscaped
South Facing Rear Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





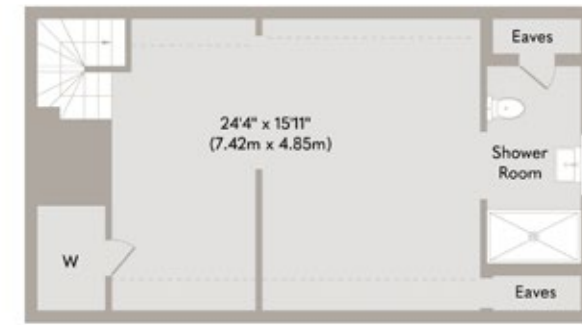
The Limes is a truly wonderful Grade II listed characterful semi detached cottage that has been sympathetically updated and extended to a high standard. A perfect blend of period features combined with modern clean lines. The original portion of this home offers a superb sitting room with a central fireplace housing a wood burning stove. The central dining room is a perfect place to entertain friends and family.

A fully restored parquet floor makes a lovely feature. To the rear there is a utility room and modern well fitted shower room. Not to mention the garden room, a great spot to enjoy views over the garden. The recent addition with its modern twist is the incredible kitchen breakfast family room. Clean lines and plenty of of storage and workspace. The island unit also creates a perfect spot to sit and chat. The kitchen then opens in to the vaulted family space. Flooded with natural light and great views and access directly on to the south facing garden. In the cooler months, a wood burning stove has been a great addition. Just off the kitchen you will find a useful walk in pantry with a wide range of shaker style fitted cupboards.

The first floor is home to four well appointed characterful bedrooms. A modern well fitted family bathroom. The vaulted attic bedroom is also a great space and benefits from a modern well fitted en suite shower room.

Outside and to the front there is a gravelled driveway with plenty of parking and established boundary hedging as well as a Well. The south facing rear garden has been well landscaped with the addition of a great raised paved terrace. Perfect for summer gatherings or simply relaxing in the sun. A good sized lawn, shrub borders, specimen trees and a storage sheds.

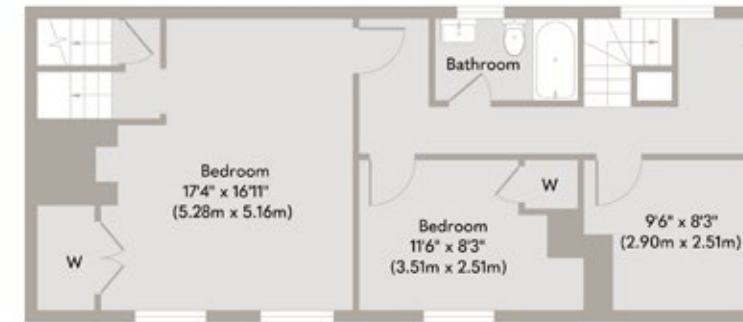




Second Floor
Approximate Floor Area
449 sq. ft
(41.70 sq. m)



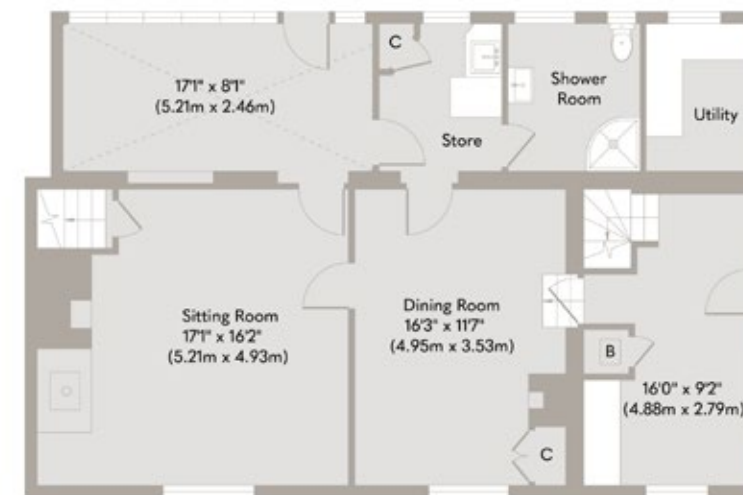
Bedroom
12'5" x 11'6"
(3.78m x 3.51m)



First Floor
Approximate Floor Area
761 sq. ft
(70.74 sq. m)



Kitchen
23'3" x 12'10"
(7.09m x 3.91m)

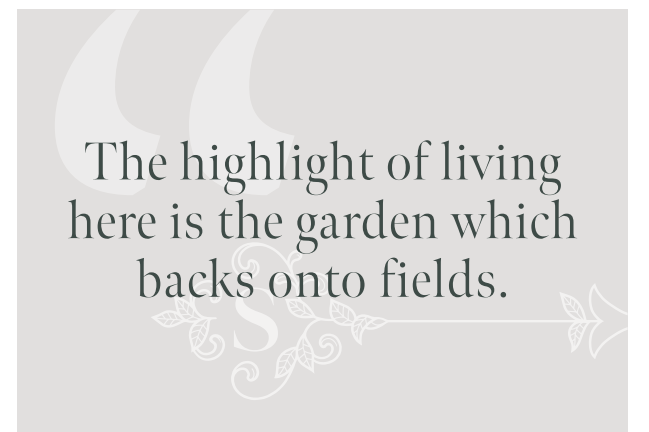


Ground Floor
Approximate Floor Area
1265 sq. ft
(117.54 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com





Lamas

OFFERING IDYLIC COUNTRYSIDE LIVING
WITHIN EASY REACH OF NORWICH

Lamas is a charming Norfolk village, offering a peaceful rural setting surrounded by open countryside and picturesque landscapes. With its traditional village character and relaxed pace of life, it provides an appealing setting for those seeking a quieter way of living while remaining within easy reach of local amenities.

Situated close to the market town of Aylsham and the Broadland village of Coltishall, Lamas is well placed for exploring the Norfolk Broads, with its winding waterways, scenic walking routes and opportunities for boating. The surrounding countryside offers plenty of scope for outdoor pursuits, while nearby villages provide welcoming pubs, independent shops and everyday essentials.

The historic city of Norwich is also accessible by road, offering an extensive range of shopping, dining and cultural attractions, alongside a mainline railway station with direct services to London. Combining rural tranquillity with convenient access to both town and city amenities, Lamas offers an attractive balance of countryside living and connectivity in the heart of Norfolk.



Note from the Vendor



“The kitchen has become the hub of our home, warm and welcoming with underfloor heating and a modern multi-fuel burner.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///ogre.goodbyes.pose

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

