



THE STORY OF

Corner Cottage

Yelverton, Norfolk

SOWERBYS



THE STORY OF

Corner Cottage

Church Road, Yelverton,
Norfolk, NR14 7PB

Charming Period Home

High Standard of Finish

Four Reception Rooms

Modern Well Fitted Kitchen

Ground Floor Bedroom and Shower Room

Three First Floor Bedrooms

Modern Well Fitted Family Bathroom

Double Garage and Studio Room

Beautiful Well Landscaped Garden and
Grounds of approx. 0.45 acres (STMS)

Most Popular Village Location

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Corner Cottage is a charming period home, sympathetically extended to offer an appealing blend of character and contemporary living. Beautifully presented throughout, the property is ready to enjoy immediately, while offering exciting potential for further enhancement to suit a purchaser's individual lifestyle and aspirations. The welcoming entrance hall features a fine pamment tiled floor and attractive butterfly staircase. The well-appointed kitchen, offers generous workspace, leading down to a breakfast area or snug, the characterful sitting room boasts exposed timbers and an inglenook fireplace with wood-burning stove.

A thoughtfully designed extension provides a ground floor bedroom and contemporary shower room, together with a delightful vaulted garden room overlooking the garden, complete with underfloor heating. A large dual-aspect dining room completes the ground floor. Upstairs are three further double bedrooms, including one with an en-suite shower room, and a modern family bathroom.

Outside, a gravelled driveway provides ample parking and access to the double garage. The beautifully landscaped gardens feature generous lawns, established borders and gravel pathways and a summer house ideally positioned to enjoy the evening sunsets. A substantial studio adjoining the garage offers excellent potential as a home office, creative space or games room, currently used as a gym.

A particularly appealing feature of Corner Cottage is the opportunity it offers for both immediate enjoyment and future development. Set centrally within a generous garden plot, the property enjoys a wonderful sense of space and privacy. It is neither listed nor situated within a conservation area, offering greater flexibility to explore the potential for extension or alteration, subject to the necessary planning permissions and consents.

Whether moving straight in to enjoy the cottage, gardens and versatile outbuildings, or gradually adapting the property to meet changing needs, the possibilities are enticing. From a peaceful retirement home or family retreat to a base for commuting to Norwich or London, or a flexible home combining work and leisure, Corner Cottage offers a wonderful lifestyle today, with the potential to make it even more personal in the future.





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.

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Yelverton

A PEACEFUL VILLAGE WITH GREAT CONNECTIONS

Yelverton is a small, peaceful village in South Norfolk, approximately six miles south-east of Norwich. Surrounded by open farmland and attractive rural landscapes, it offers a traditional Norfolk village lifestyle while remaining within easy reach of the city. Yelverton shares a close community with neighbouring Alington, creating a friendly and welcoming rural atmosphere.

Village life is centred around the local community, with features including the village pond, historic church and village hall. The surrounding area offers opportunities to enjoy local activities and community events, while nearby villages provide additional amenities for everyday needs.

The countryside around Yelverton is ideal for walking, cycling and enjoying the outdoors, with public footpaths winding through the surrounding farmland. The wider South Norfolk area also offers traditional country pubs, farm shops and picturesque villages to explore.

Yelverton benefits from road connections to Norwich and the surrounding villages, with the A146 nearby. Norwich is just a short drive away and provides an extensive range of shops, restaurants, leisure facilities, healthcare services and mainline rail connections. Public transport is available in the wider area, although a car can be useful for day-to-day travel.

The village is particularly appealing to those seeking a quieter pace of life, a strong sense of community and easy access to the countryside without being too far from city amenities. With its rural charm, attractive surroundings and convenient location, Yelverton offers an appealing balance of village living and accessibility.



Note from the Vendor



“A beautiful cottage in a peaceful countryside location with an abundance of wildlife and views over the local village pond.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2611-9266-9568-1111-2326.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///date.unsigned.simulates

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SOWERBYS

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