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Lyngate Cottage, Barnards Road, Worstead, Norfolk, NR28 9RL

This charming period cottage, believed to date back some 250 years, has been a much-loved family home for over three decades. During this time, it has been carefully maintained and thoughtfully cared for, resulting in a beautifully presented and highly versatile family residence rich in character and history.

Enjoying a peaceful rural setting, the property remains conveniently located within easy reach of the sought-after village of Worstead, which offers a range of local amenities including a primary school, village hall and a railway station providing regular services to Norwich and the coast.

The cottage is approached via a gated entrance with a central pathway bordered by an easy-to-maintain front garden. To the rear, a brick-weave driveway provides off-road parking and leads to the beautifully tended gardens, ideal for both keen gardeners and those simply wishing to relax and enjoy the surroundings. A paved patio creates an inviting space for outdoor dining, complemented by a timber-framed summer house. A double-length garden shed offers excellent storage, while a historic concrete air-raid shelter, currently used for additional storage, adds a unique and interesting feature within the grounds.





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- OFF-ROAD PARKING
- DETACHED FAMILY RESIDENCE
- RURAL YET CLOSE TO AMENITIES

- BEAUTIFULLY MAINTAINED GARDENS
- FOUR BEDROOMS, TWO BATHROOMS
- ONE BEDROOM SELF CONTAINED ANNEXE

- BEAUTIFUL PRESENTATION THROUGHOUT
- PEACEFUL SETTING WITH COUNTRYSIDE VIEWS
- APPROX. SEVEN MILES TO THE COAST & TWELVE TO NORWICH

Internally, the accommodation is both welcoming and well-proportioned. An enclosed porch opens into a generous sitting room with two feature fireplaces, leading through to an adjoining dining room with access to the front entrance. The kitchen is supported by a separate utility, alongside a ground-floor bathroom and laundry room. To the first floor, there are four bedrooms served by a family bathroom. A particularly attractive feature of the property is the addition of a fully self-contained annexe, offering excellent flexibility for multi-generational living, guest accommodation or potential income. The annexe comprises a sitting room with a striking brick fireplace, kitchen, bedroom, shower room and a garden room enjoying views across the gardens.

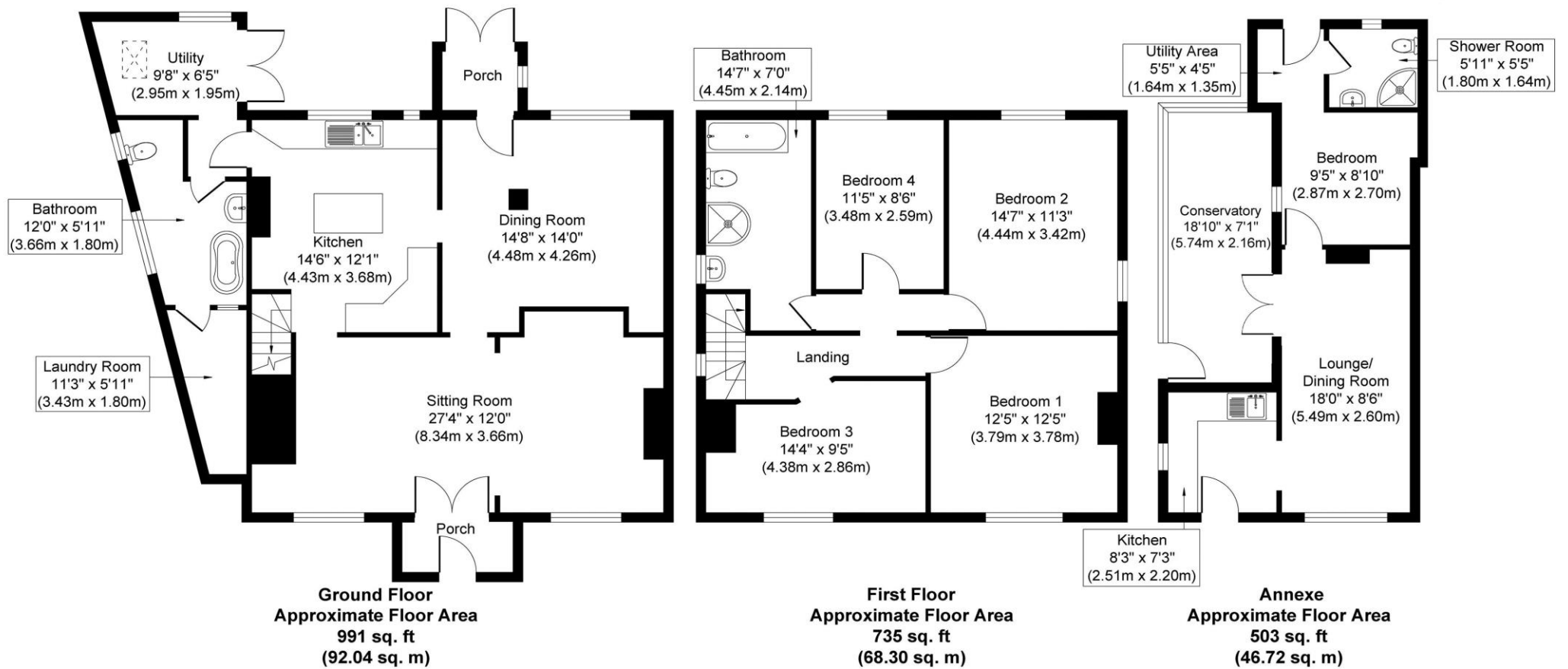
Life at Lyngate Cottage is further enhanced by its relaxed countryside lifestyle, surrounded by open farmland and well placed for outdoor pursuits including waterside walks, cycling and nature watching. Despite its tranquil setting, the property does not feel isolated, with the nearby market towns of North Walsham and Stalham providing a wider range of shops and services, and Norwich easily accessible for comprehensive city amenities.

Agents Note: It is our understanding that the Property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	33 F	
1-20	G		





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