

PARSONS
COMPANY

Orchard Pightle, Thwaite Common,
Erpingham, NR11 7QG







Orchard Pyghtle, Thwaite Common

Orchard Pyghtle is an individually designed, detached home, occupying a generous corner plot within the rural Conservation Area of Thwaite Common. The property is positioned amongst registered common land, with access to local walking routes, including the Weaver's Way public footpath. Cattle also graze on the common during the summer months.

Designed and built by the current architect owner and his wife, the property offers spacious and versatile accommodation arranged over two floors. The house draws inspiration from the Arts & Crafts movement with purpose made joinery and details. Its flexible layout would suit a range of buyers, including families, those working from home or buyers looking for additional ground floor accommodation.

Key features

- Individually Designed Detached Home
- Generous Corner Plot with Field Views
- Spacious & Versatile Accommodation
- Three/Four Double Bedrooms
- Bright Kitchen/Dining Room with Aga Rayburn
- Space Allocated for Double Car Port & Store

On the ground floor, the accommodation includes a generous living room and a bright kitchen/dining room with purpose-made cabinets and Aga Rayburn 460K range. There is also a separate utility room, dining room and study, providing useful additional living and working spaces.

A further sitting room provides flexibility as a fourth bedroom and benefits from fitted storage and French doors. Plumbed for the addition of a kitchenette, this area also offers potential to be adapted to provide an independent annex with its own entrance.

The first floor comprises three double bedrooms, a family bathroom and an additional shower room. The principal bedroom is particularly spacious and incorporates bespoke walk-in wardrobes, cupboards, a bookcase, dressing room and space for seating.

Although in a rural position, the property is conveniently located for a number of nearby amenities and destinations. Erpingham with Calthorpe Village Hall is less than half a mile away, while The Saracen's Head, country pub and restaurant, is approximately 1.5 miles away.

The market town of Aylsham is less than 4 miles from the property, Holt is 10 miles, with Cromer and the North Norfolk coastline less than 8 miles away. Gunton station, which is 6 miles away, provides a direct rail link to London.













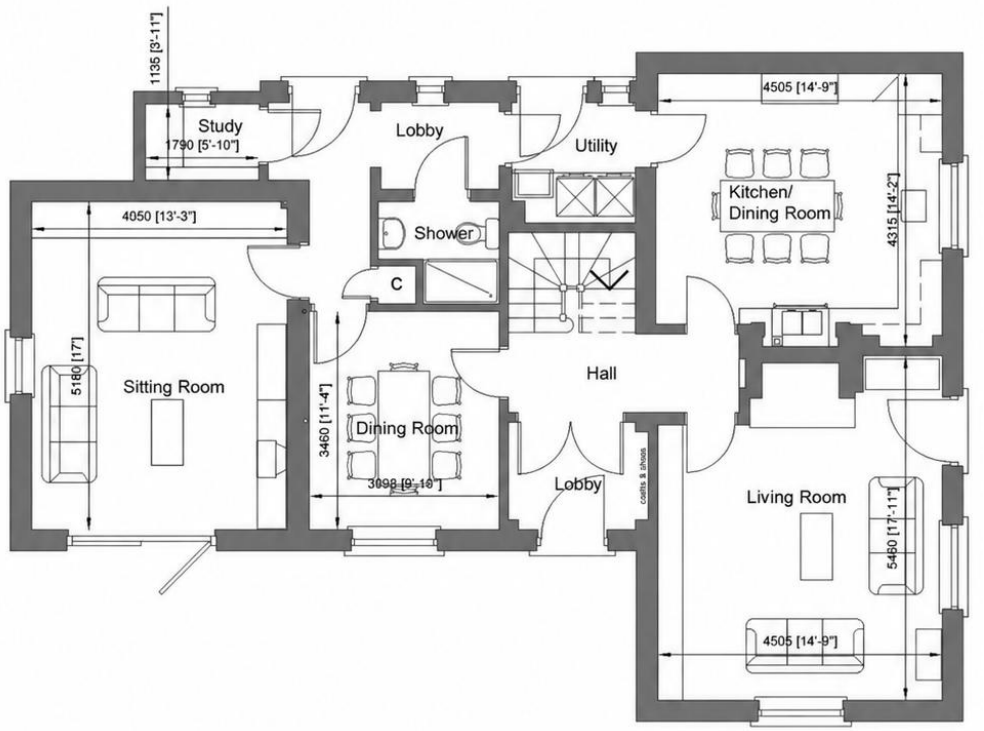


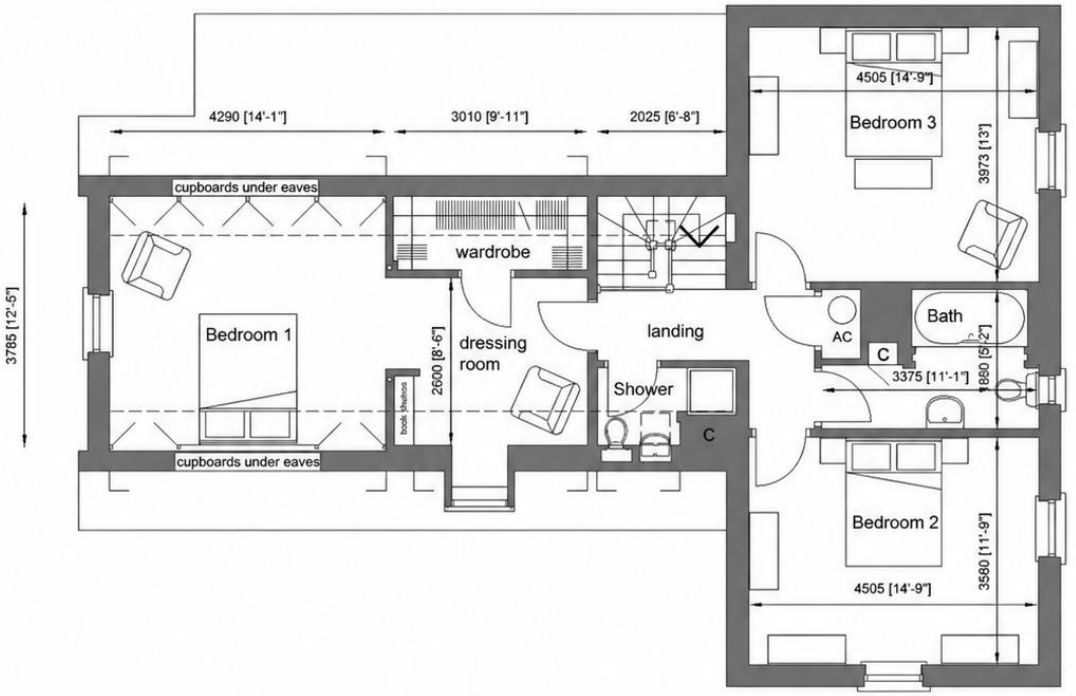












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Outside

The property is set back from the roadside and Common behind ancient hedging, providing a private, south-facing garden. The garden has been designed as three outdoor rooms with brick paving and kerbs to lawns and gravelled paths. The garden is well established and stocked with flowering shrubs and herbaceous planting. There is ample parking for five cars with space available to build a double carport and store. Pathways lead to a purpose-built outbuilding. The house enjoys extensive views of three churches with countryside on three sides.

Location

Located between Aylsham and North Walsham, these popular market towns provide a good range of supermarkets, independent shops, schools and everyday amenities. The beautiful North Norfolk coast is also within easy reach, making the hamlet of Thwaite Common an appealing location for those seeking countryside living, whilst remaining well connected, with a bus route within walking distance, to these destinations.

Directions

To find the property from Aylsham Market Place, leave on the Norwich Road taking the left turn onto Burgh Road. At the roundabout, take the first exit onto the A140 towards Cromer. After approximately 3 miles take the left turn, just after the 40mph sign, onto Erpingham Street, then right into New Road. Turn left onto the Common and after half a mile turn right into Goose Lane and thence the driveway.

Services

Heating – Oil-fired boiler with thermostatic valved radiators
Drainage – Main sewer
Other services – Water, electricity and telephone with internet

Important Information

Council Tax Band – E
EPC Rating – 'D' 62









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