



Puddle Cottage
5 Birds Corner | Shipdham | Norfolk | IP25 7NH

A PEACEFUL PARADISE



Enjoy all the delights of country living, watching the birds, walking through the fields,
soaking up the sun in your sunny, wrap-around garden, away from it all.

You have all this and more at this delightful cottage,
yet you're also walking distance from the village and close to a market town, so you have everything you need close by.
A beautiful balance of country living without isolation,
this cottage gets it just right!



KEY FEATURES

- A Delightful Detached Period Cottage situated between the Villages of Shipdham and Westfield
- Three Bedrooms and First Floor Bath/Shower Room
- Kitchen with Separate Utility Room and WC
- Two Reception Rooms
- Wrap Around Gardens with Patio Area and Summerhouse
- Driveway provides Parking for Two Cars
- The Accommodation extends to 922 sq.ft
- Energy Rating: D

This cosy yet bright and comfortable cottage has so much to offer. It's unusually energy efficient for a period property and has some beautiful original features, so it effortlessly blends old and new. Well designed, the layout flows effortlessly and the cottage fits a lot in, so it's as practical as it is attractive.

Moving With The Times

The original parts of the cottage are thought to date back to around 1850. It would originally have been a little 'one up, one down' for a labourer on the estate. Over the years, it's been extended, with each owner adding their own touches. When the current owners came here, they loved the wrap-around garden, the surrounding countryside and proximity to amenities, and since moving in, they have realised they landed on their feet here and the house has proved to be a fabulous family home that's much more energy efficient and economical than you might expect from a cottage. During their time here they got married and started a family, so the property will always hold a special place in their hearts - and now you too could enjoy the lifestyle that it offers.

Cottage Character

The cottage captivates from first glimpse and invites you to explore. Make your way through the porch and you'll find yourself in a pretty reception hall, currently used as a dining room. This sits in the centre of the house, between the sitting room and kitchen, so it flows very easily. The sitting room is charming, with its overhead oak timber, brick chimney breast and tiled hearth housing a log burner, as well as a dual aspect that allows light to pour in. Moving back through the dining room into the kitchen, you'll see it has pamment tiles and a farmhouse feel that perfectly suits the cottage. It leads through into a utility with matching units, and there's a cloakroom and rear hall with a door out onto the garden.





KEY FEATURES

Head up the stairs in the corner of the dining room and you'll find three well proportioned bedrooms and a generous family bathroom with both bath and shower. The principal bedroom is a particular highlight, with a huge amount of built-in storage, and all the bedrooms have a pretty outlook.

Town And Country

The garden is a delight! One of the owners works from home and takes his laptop out on the patio whenever the weather allows, relishing the peace and quiet of the setting. Steps lead up to a lawn with well-stocked borders, so there's colour and interest throughout the year. There's a pretty summerhouse out here too. It's incredibly calm and peaceful in the garden because the surroundings are rural. You have neighbours, but only a handful, and it's open countryside beyond. There are permissive paths through farmland and quiet lanes to explore. You can even walk into Shipdham without going on the roads. The nearest school is in neighbouring Yaxham, and has an excellent reputation. You're a few minutes' drive from the market town of Dereham, 25 minutes from Norwich and 40 minutes from the beautiful North Norfolk coast - close enough to head up after work for a fish and chip supper. One of the owners has travelled extensively with work and confirms that you can take the back roads to Watton and from there head out of the area, with Stansted just 90 minutes from the cottage.





















INFORMATION



On The Doorstep

Shipdham has an enviable range of amenities not generally associated with village life. It also enjoys easy access to the market town of Dereham, with a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, King's Lynn and out of county areas.

How Far Is It To?

Shipdham can be found 12 miles east of Fakenham and 16 miles north-west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Racecourse, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep. The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Directions

Leave Norwich travelling west on the A47 Southern Bypass. Take the A1075 exit towards Watton/Dereham. At the roundabout take the 3rd exit onto Yaxham Road/A1075. Turn left onto Tavern Lane/A1075 and continue to follow this road. After a couple of miles turn left and the property will be found on the right hand side clearly signposted with a Fine and Country For Sale Board.

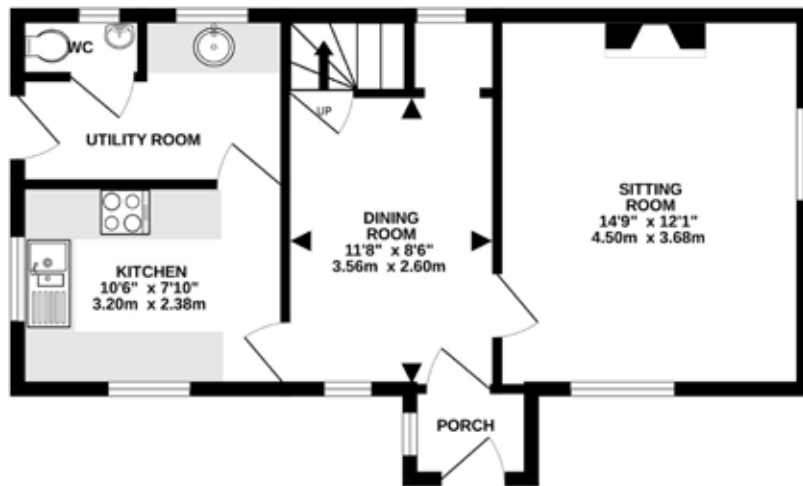
Services, District Council and Tenure

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Freehold

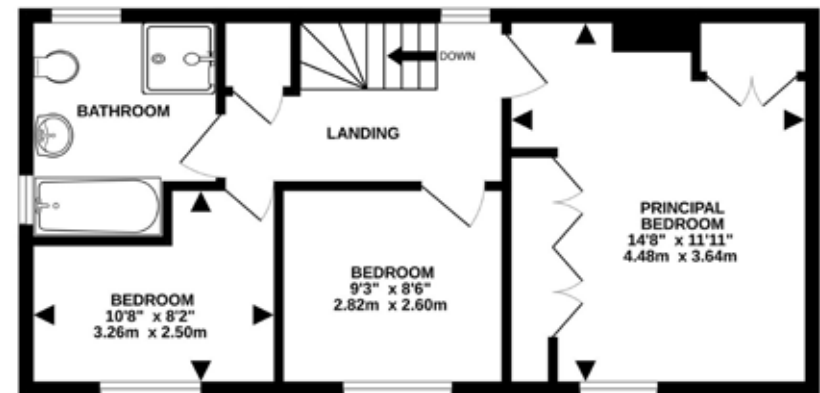
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GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



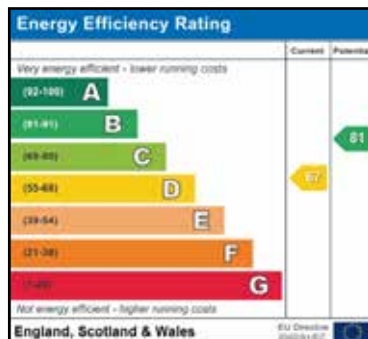
1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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