



The Hill, Limpenhoe - NR13 3HT



## Cottage The Hill

Limpenhoe, Norwich

Enjoying a QUIET, TUCKED AWAY RURAL SETTING, this charming DETACHED COTTAGE offers the perfect blend of traditional character and modern comfort, all surrounded by far-reaching COUNTRYSIDE VIEWS. Step inside to discover TWO GENEROUS RECEPTION ROOMS, ideal for relaxing or entertaining. The FITTED KITCHEN comes equipped with INTEGRATED COOKING APPLIANCES, ample worktop space, and practical storage. The GROUND FLOOR BATHROOM features a white suite with a SHOWER over the bath, ensuring convenience for family and guests alike. Upstairs, you will find TWO DOUBLE BEDROOMS, each boasting delightful views and plenty of space for wardrobes and furnishings. In addition, a VERSATILE STUDY/LANDING SPACE provides the perfect spot for remote working, reading, or hobbies, enhancing the flexibility of this lovely home. THE GREAT OUTDOORS truly comes into its own with this property, offering WRAP AROUND GARDENS that provide multiple areas for relaxation, and gardening.



To the rear, a PATIO SEATING AREA is ideal for alfresco dining or morning coffee, surrounded by a selection of RAISED BEDS for growing flowers or vegetables.

Council Tax band: B

Tenure: Freehold

- Tucked Away Rural Setting
- Detached Cottage with Countryside Views
- Two Reception Rooms
- Fitted Kitchen with Integrated Cooking Appliances
- Ground Floor Bathroom with Shower
- Two Double Bedrooms
- Useful Study/Landing Space
- Wrap Around Gardens

The rural village of Limpenhoe is on the edge of the Norfolk Broads, approximately 10 miles to the east of the City of Norwich, and approximately 5 miles from the market town of Acle. Local schooling can be found in Cantley which is approximately 1 mile away and high schooling in Acle. The City of Norwich offers a comprehensive range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street.



## SETTING THE SCENE

Occupying a rural and secluded setting, off road parking can be found in front of the property for several vehicles, with access into the rear gardens and main entrance door.

## THE GRAND TOUR

Once inside, the ideal dining hall space can be found with fitted carpet underfoot, electric heating, built-in storage, with doors leading to the kitchen and sitting room, along with a useful walk-in storage cupboard which has a space for a washing machine. The main sitting room offers a front facing window and feature open fireplace with fitted carpet underfoot and a door concealing the stairs to the first floor landing. The kitchen sits at the rear of the property enjoying a tree lined rear aspect with a built-in range of storage units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs, space for fridge freezer and washing machine. A door leads off to the family bathroom which offers a white three piece suite with a mixer shower tap, aqua-back splash-backs and tiled effect flooring.

Heading upstairs, a spacious landing offers an ideal occasional bedroom or study space with a front facing window enjoying panoramic field views and an electric storage heater. Doors lead off to the two double bedrooms, both finished with fitted carpet and uPVC double glazing.

## FIND US

Postcode : NR13 3HT

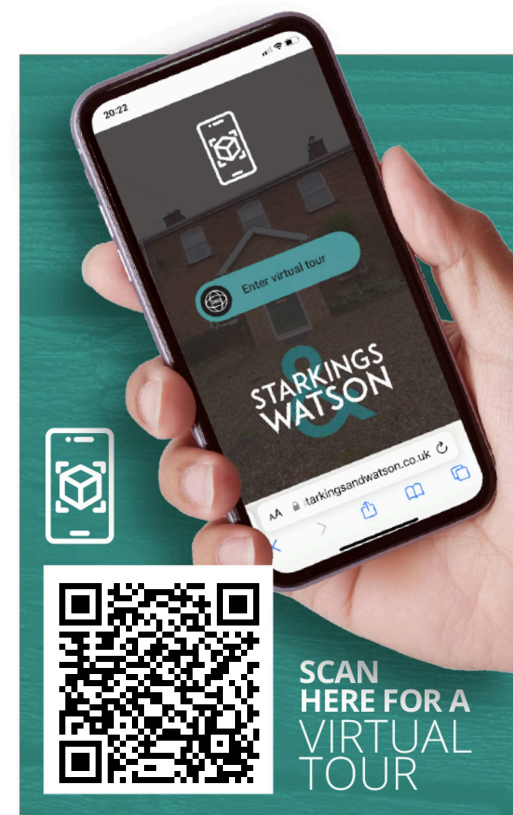
What3Words : ///fixed.ballparks.hypocrite

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The property uses a septic tank.



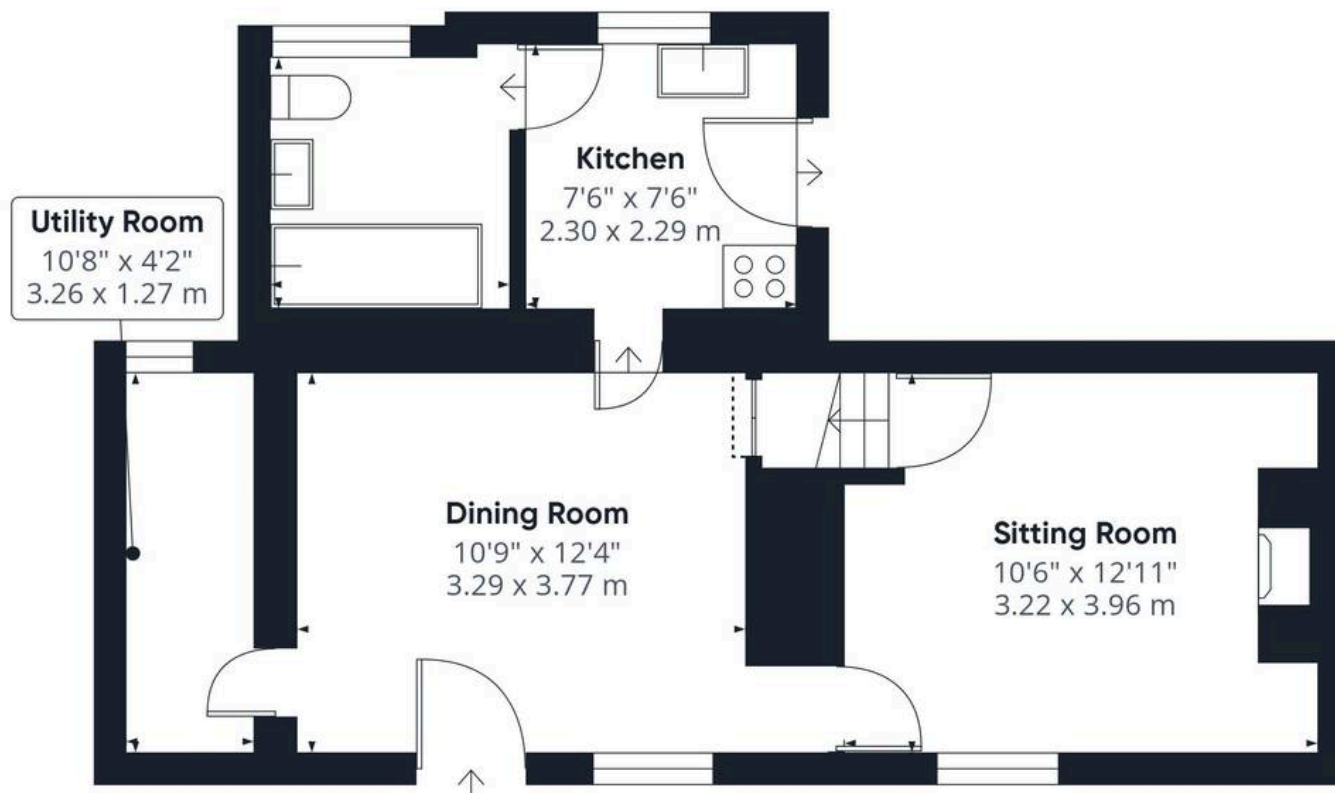




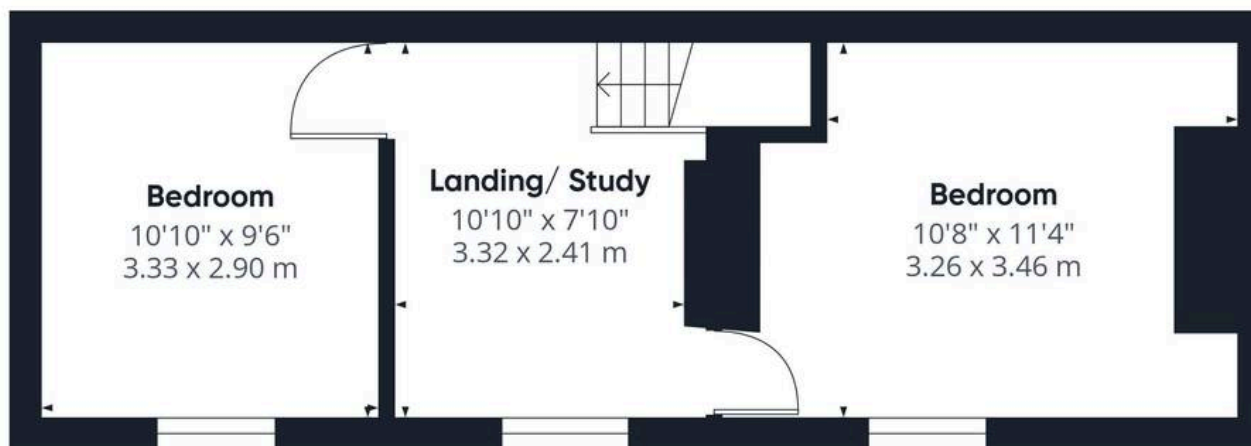
## THE GREAT OUTDOORS

Heading outside, the rear garden offers a patio seating area with a range of raised beds, with access into the front driveway and gardens. Steps lead up to a further garden which can be used and included if required, offering a useful storage shed and further lawned expanse.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

753 ft<sup>2</sup>  
70 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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