



1 Harolds Grove Cottage

£400,000

A stunning Grade II Listed home, beautifully blending historic charm with modern living, this recently renovated property offers an exceptional opportunity in a highly sought-after rural setting.

The heart of the home is a beautifully fitted kitchen, thoughtfully designed with both style and functionality in mind, perfect for everyday living and entertaining alike. Complementing this is a separate dining room, ideal for hosting family meals or special occasions, and a spacious living room that provides a warm and inviting space to relax.

Upstairs, the property boasts three generous double bedrooms, each offering comfortable and versatile accommodation. These are served by a stylishly appointed bathroom suite, finished to a high standard.

Externally, the property sits on a great-sized plot, featuring a well-maintained garden that provides ample space for outdoor enjoyment. There is also off-road parking for multiple vehicles, adding to the home's practicality.

Situated in a popular rural location, this charming home offers peaceful surroundings while still being within reach of local amenities. Offered with no onward chain, this is a rare opportunity to acquire a characterful home ready to move straight into.

NB: Please note the property is in a conservation area.

N.B. Please note the property is freehold. There is a 40 year lease on the property, which will be discharged upon completion.



Services

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

Situation

The village of Heydon is located some 14 miles north-west of Norwich and within the Reepham High School Catchment area. The village has lots of charm and character and is set in a 'cul-de-sac' with a shop & tea rooms, together with a Public House.

Directions

To find the property leave Reepham Market Place on the B1145 in the direction of Cawston. Where the road bears right, turn left signposted Heydon. Proceed until approaching the crossroads and then turn left. The property will be found on the left hand side opposite the next turning right..

For further information and to arrange your viewing, please contact our friendly and professional staff.

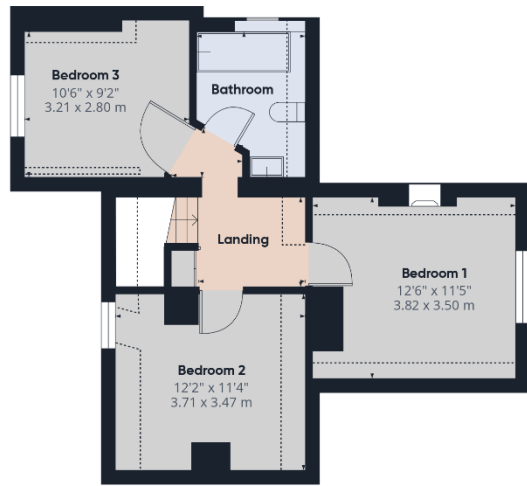
This property is being marketed by our Reepham office and the property reference is AR0274.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

980 ft²
90.9 m²

Reduced headroom

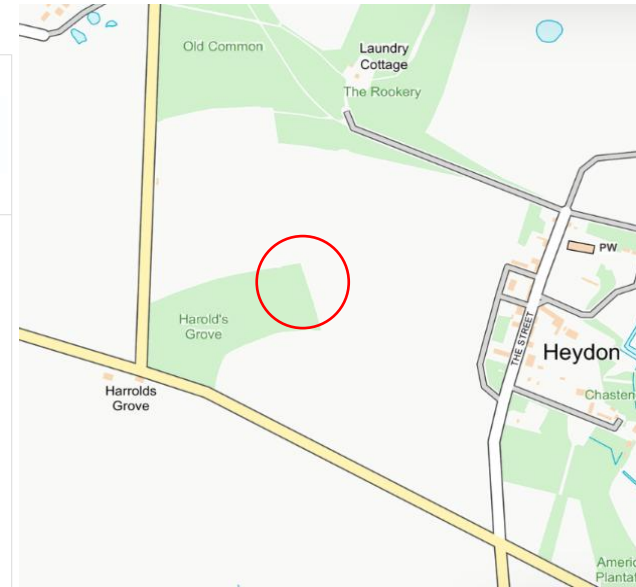
76 ft²
7.1 m²

(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk



Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk