



Hollyhocks
Church Road | Yelverton | Norfolk | NR14 7PB

 FINE & COUNTRY

PICTURE PERFECT



This handsome property, with its attractive elevations and lush green climber, sits very comfortably in its surroundings, set down a long drive, nestled next to the old rectory.

Secluded from the road with beautiful and generous gardens, it's something of an oasis, yet it's also part of a welcoming community and the village has plenty to enjoy.



KEY FEATURES

- A Handsome Detached Family Home situated in the Village of Yelverton between Norwich and Loddon
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite with Corner Bath and Shower Cubicle
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Four Reception Rooms including a Study and a Garden Room
- The Landscaped Gardens extend to around 0.83 of an acre (stms)
- Double Garage and Long Driveway providing Parking for Numerous Vehicles
- The Accommodation extends to 3,439 sq.ft
- Energy Rating: TBA

When the owners first saw what is now their home, they fell in love with it right away, coming down the driveway and seeing the house revealed. Inside, the charm continues, with lovely features throughout. It's also really well proportioned and has ample space for a family or for entertaining, all in a peaceful yet convenient setting.

A True One Off

You might be surprised to learn that the house was built in the 1980s - it's not a typical build from this time at all! It sits in what would have been the rectory gardens, so it's well back from the road and completely hidden from passers by. It's been beautifully and lovingly designed and has many details that give it enormous character, including exposed brick, vaulted ceilings, beams and a very handsome fireplace. During their time here, the owners have maintained the property to a high standard, as well as making a number of improvements, fitting a new family bathroom, refreshing the kitchen, adding doors at the end of the sitting room for an easy flow into the garden, creating a bar in the garden room and more.

A Happy Home

The owners love to entertain and have a large family, so they've been able to make many memories over their time here and the house has been loved by three generations. The owners even got married in the village church and hosted the wedding reception here, with 120 guests! Their grandchildren love to visit and the owners love to host Christmas gatherings, summer barbecues, birthday celebrations, dinner parties and more. They can comfortably seat 18 in the dining room, which gives you some idea of the space on offer. The sitting room is a really good size and has a triple aspect, so it's full of light.





KEY FEATURES

The kitchen has room for a breakfast table, and in addition to a formal dining room, you have a study and the aforementioned garden room with a full bar. The house is wonderfully cosy in winter and so refreshingly cool in summer, as it's been built to a high standard with thick walls.

Part Of The Community

The gardens are beautiful and anyone green fingered will enjoy getting stuck in. The owners grow produce in the greenhouse, feed the birds, and enjoy watching the wildlife. There's plenty passing by because the village is surrounded by open farmland. It's also really quiet out here. The football club sits behind the garden, so for much of the year there's nobody here. If you like football, you'll be able to watch from the first floor! The village is known for its community, with a community shop, an excellent pub, village hall, two farm shops, Post office, primary school and more. If you're new to the area, you'll feel right at home in no time. You can walk the many footpaths and lanes around here, or hop on a bus into Norwich. It's a convenient location that allows you to enjoy village life whilst also being well placed for the city and for travel out of the county.

Agents Note

All trees within the plot are subject to a preservation order.





























INFORMATION



On The Doorstep

This sought after village is ideally situated within easy reach of Poringland which has its own well respected high school, a post office / village shop, restaurants, takeaways, public houses, supermarket, doctors surgery, a dentist and a village Church. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the championship golf course.

How Far Is It To?

Norwich lies approximately 6 miles north west of Yelverton and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving market town of Beccles is approximately 13 miles south east. Situated on the River Waveney it has some good riverside walks as well as a plethora of shopping and eateries. The attractive market town of Diss is about 20 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions

Leave Norwich on the A146 Beccles road. Prior to reaching Loddon turn right signposted Alington and Yelverton. Continue through the twinned villages and upon reaching the centre of the village (before the village church) take a right hand turn whereby the property can be found to the bottom of the drive.

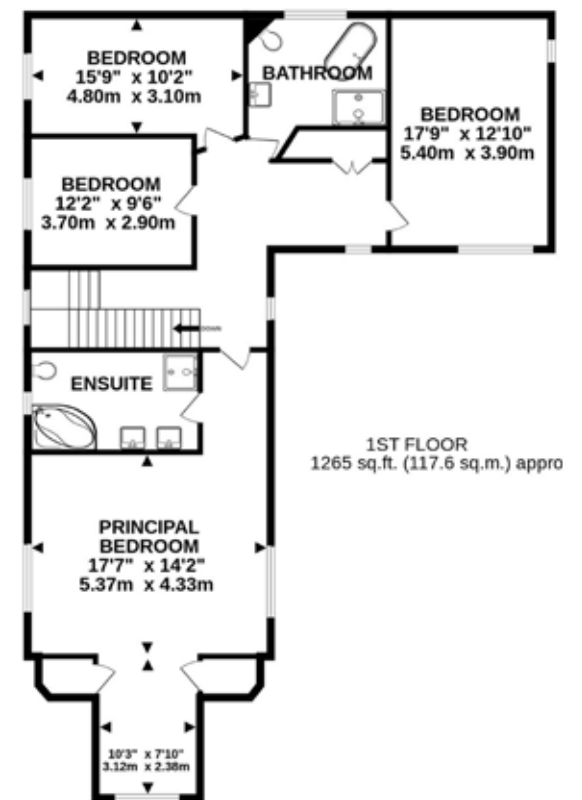
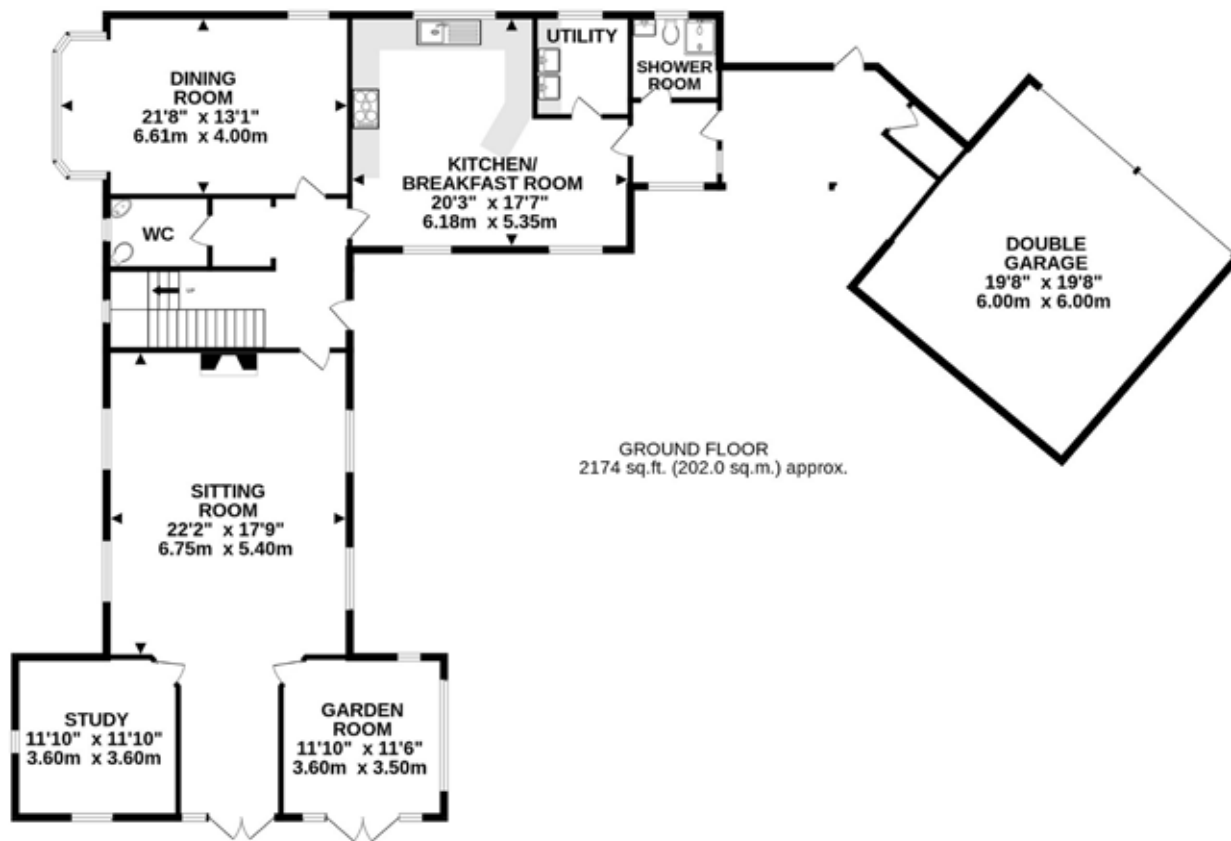
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TOTAL FLOOR AREA : 3439 sq.ft. (319.5 sq.m.) approx.

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For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

