



Low Road, Norton Subcourse - NR14 6SA

**STARKINGS
&
WATSON**

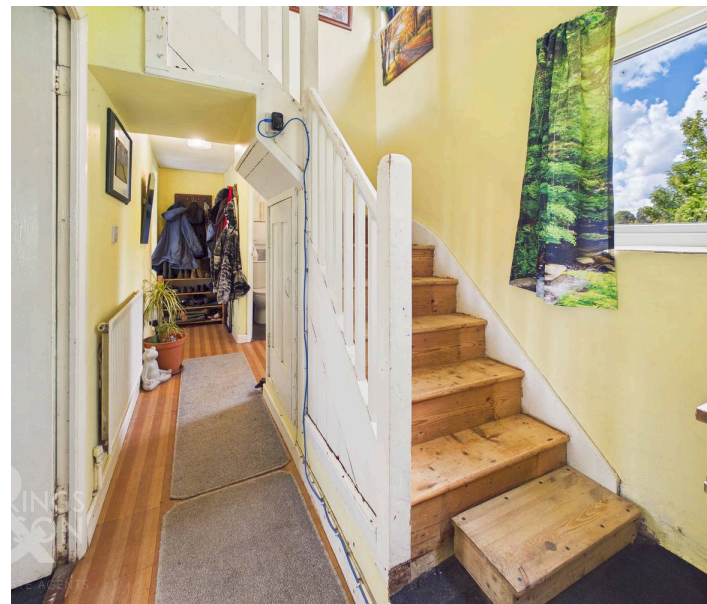
HYBRID ESTATE AGENTS



Low Road

Norton Subcourse, Norwich

This secluded detached RIVERSIDE FARMHOUSE, offers a unique opportunity for RURAL LIVING, accessed via a 2-mile long FARM TRACK - for those seeking ISOLATION and TRUE COUNTRYSIDE LIVING. Revel in the serenity of this property, set on an EXPANSIVE 5-acre plot (subject to measured survey), with large pond. The property was refurbished in the 1970's with new windows and an overhaul of the roof in 2001, boasting approximately 1190 sq. ft (stms) of accommodation. Step inside to discover TWO RECEPTION ROOMS, fitted kitchen, W.C and family bathroom on the ground floor. FOUR BEDROOMS with FAR REACHING VIEWS, ample space for comfortable living. Embrace the tranquillity of RIVER FRONTAGE that await your river adventures right on your doorstep with a private boat dyke for mooring. This property's vast 5-acre (subject to measured survey) plot features a harmonious blend of FORMAL GARDENS and Paddock AREAS, creating a landscape that showcases the best of country living, providing plenty of off road parking for multiple vehicles.



Unfettered by previous farming, the land offers a blank canvas for your agricultural dreams to flourish, extending along the meandering river.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Secluded Detached 1700's Riverside Cottage
- Remote & Rural Living Accessed via a 2 Mile Track
- Approx. 5 Acre Plot (stms)
- Approx. 1190 Sq. ft (stms) of Accommodation
- Unfarmed Land with Potential for the Good Life
- Two Reception Rooms & Fitted Kitchen
- Four Bedrooms
- Extensive River Frontage Including Reedbed & Boat Dyke

Norton Subcourse is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the neighbouring village of Thurlton boasts a local shop, public house and primary schooling.



SETTING THE SCENE

Approached via a two mile long unmade track, a crossing over the Reedham Trainline is required, with gates at either side. You are required to gain permission to cross each time via telephone. Once at the property, a gated access to the front garden can be found, with a large lawned frontage, with various caravans in situ.

THE GRAND TOUR

Stepping inside you head straight into the main kitchen creating the hub of the home, with a feature fireplace to one side and an extensive array of built-in storage cupboards. Space is provided for general white goods including a fridge, freezer, gas cooker and washing machine, with far reaching views across the front garden. The inner hallway provides access to the rear hall and stairs to the first floor landing, whilst an opening leads to the main sitting room with dual aspect windows to front and side. Fitted carpet runs underfoot, whilst a useful garden room offers an extension to the living space during the summer months with a side access door from the sitting room. The hall includes a door to the enclosed garden with ample space for coats and shoes, with doors to the remaining ground floor accommodation. A study or ground floor bedroom sits to the rear, with windows to side and rear, with fitted carpet underfoot. A low level W.C is tucked within the cloakroom with half tiled walls. The family bathroom offers a two piece suite, with tiled splash-backs, airing cupboard, side facing window and built-in storage cupboard.

Heading upstairs, the carpeted landing includes a built-in storage cupboard and window facing to rear, with doors leading to the four bedrooms. The largest bedroom sits to the side with three windows offering dual aspect views across the river and marshland, with the second bedroom having been divided with a partition wall to create two smaller rooms, with potential to open the space back into one enjoying the far reaching views beyond.

The two smaller bedrooms both enjoy fantastic views with one including fitted carpet and the other wood effect flooring.

FIND US

Postcode : NR14 6SA

What3Words : ///picked.almost.arranges (driveway entrance)

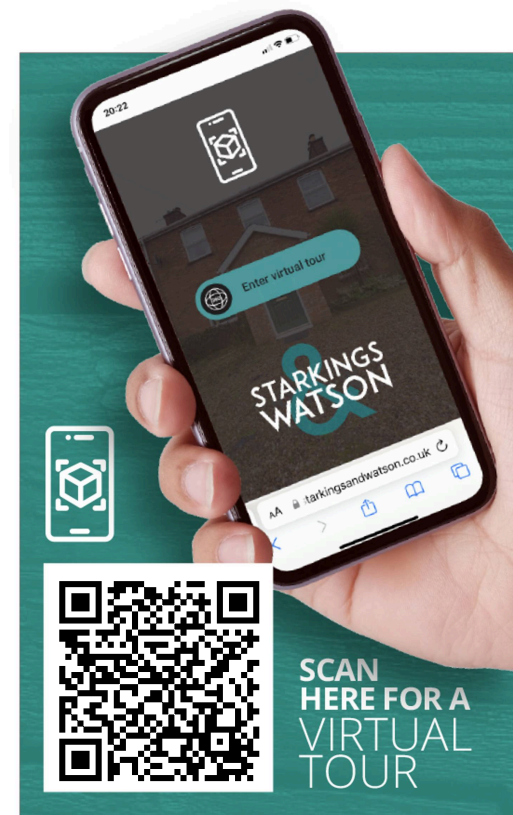
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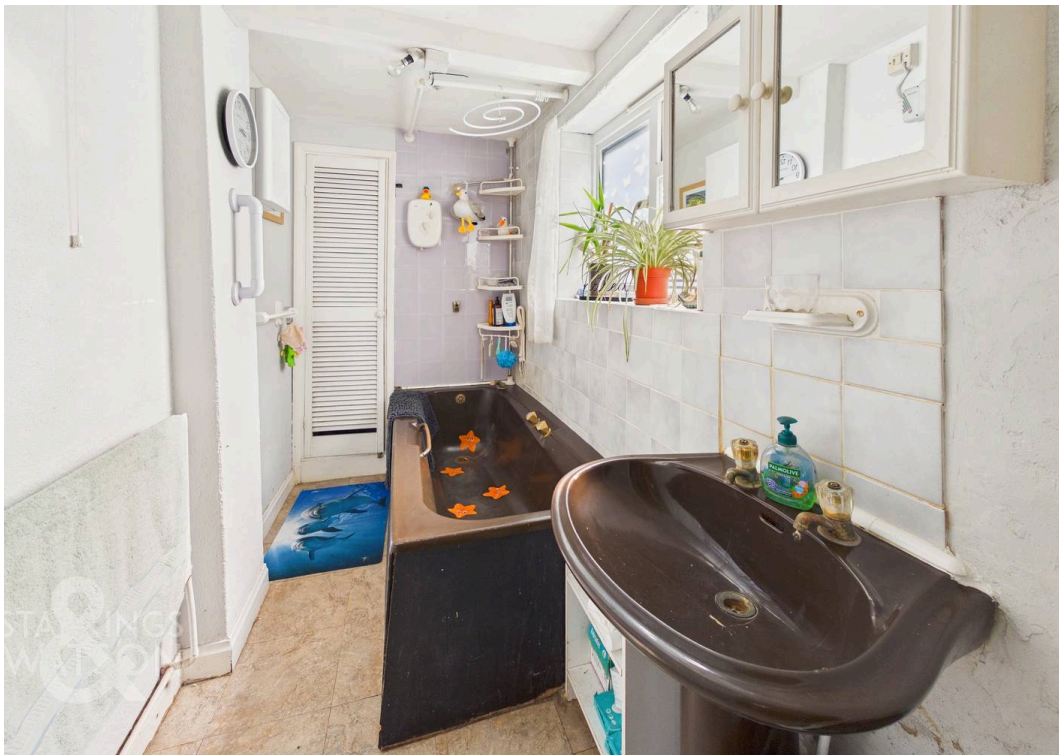
VIRTUAL TOUR

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

AGENTS NOTES

There is no heating in the property. The property uses a bore hole for a water supply, with a septic tank for drainage. Access is via a 2 mile long track which includes a rail crossing, with twin gates for access. Please note, only the mobile home is included in the sale not the caravans. There has been no flooding since 1952 and flood defences have been installed around the property







THE GREAT OUTDOORS

The property occupies a plot in the region of 5 acres (stms), with various sections of formal gardens, paddock and river frontage. Having not been farmed during our vendors tenure, most of the land runs across the length of the river. The frontage is grass, whilst the rear garden is a more formal entertaining space with various outbuildings for storage, but requiring remedial works. With a large reed-bed, boat dyke and sections to moor a boat, the property offers a wealth of potential.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1222 ft²

113.4 m²

Reduced headroom

1 ft²

0.1 m²

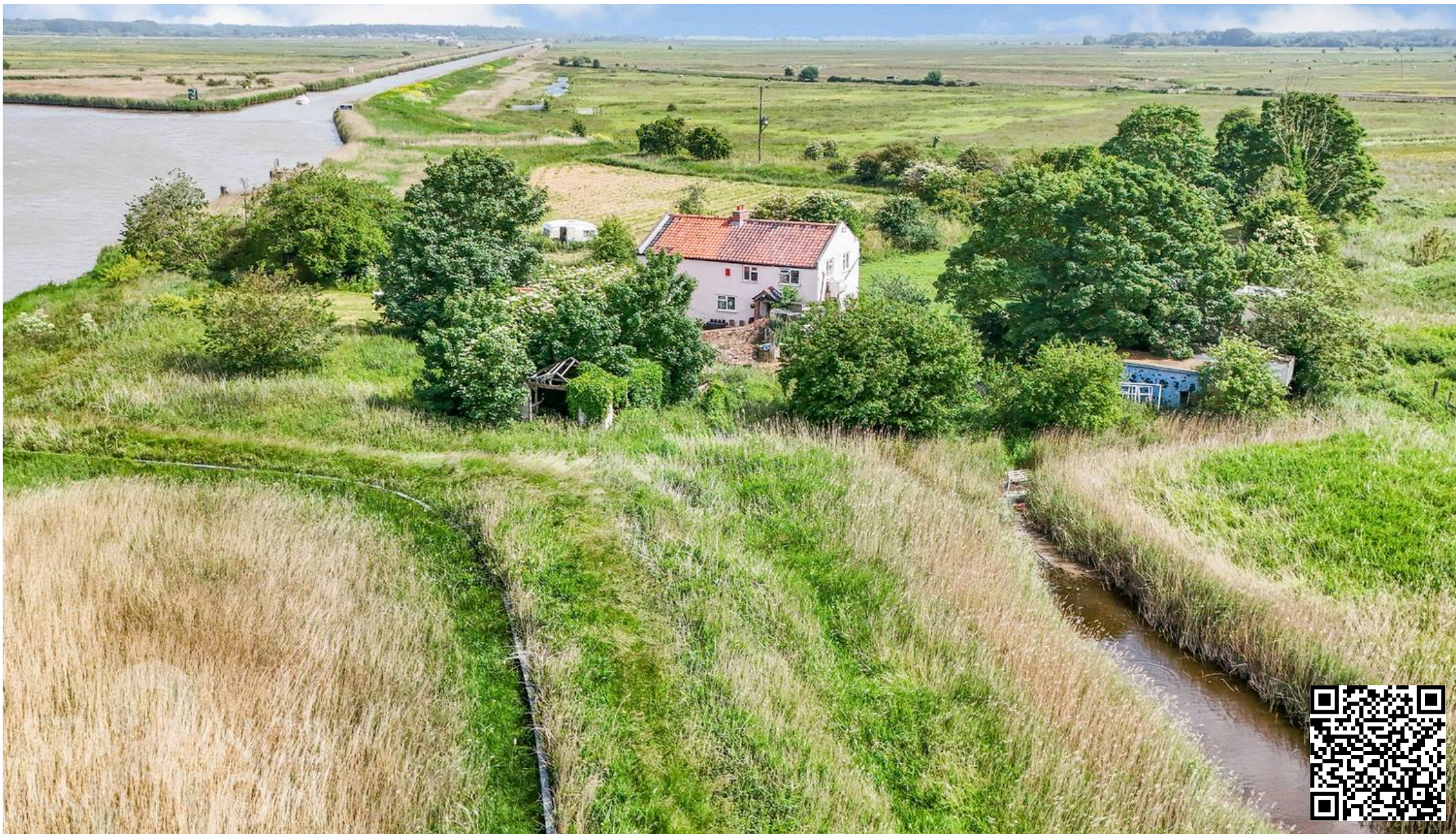
(1) Excluding balconies and terraces

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



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.