



Whittley Parish

The Green, Saxlingham Nethergate, Norwich,
NR15 1TH

Offers In Excess Of £250,000



01508 531331

www.whittleyparish.com

Property Features

- Character features
- Council Tax Band C
- Unspoilt countryside views
- Freehold
- Gardens
- Energy Efficiency Rating TBC.
- Two bedrooms
- Two reception rooms

Full Description

Holly Cottage is located in the picturesque hamlet of Saxlingham Green being approximately seven miles south of Norwich and within easy reach of the A140. The property is within a conservation area and enjoys unrivalled countryside views as it backs onto farm and pasture land. The location itself is both beautiful and secluded but not isolated.

The property comprises of a two bedroom Grade II listed cottage being of timber frame and clay lump construction with colour washed rendered elevations under a pitched pantiled roof. Whilst the date on the porchstone is 1834 the property is believed to have been built in the 1700's. Period features include Gothic casement windows, a gabled porch with arched entrance and tall octagonal chimney stacks. The accommodation comprises of two reception rooms, a kitchen and a shower room to the ground floor and to the first floor there are two double bedrooms (one leading from the other).

Externally the gardens wrap around the property and are mainly laid to lawn with mature laurel hedging at the boundaries. There is a single detached timber garage and 2 x further timber storage sheds as well as a useful outbuilding attached to the property.



KITCHEN

12' 3" x 8' 10" (3.74m x 2.70m)

Upvc back door gives access to the kitchen fitted with a range of wall and base units with worksurfaces over, stainless steel single drainer sink unit, rear aspect window, plumbing for washing machine, built in single electric oven, four ring ceramic hob with extractor fan over, space for upright appliance.

SHOWER ROOM

8' 8" x 5' 7" (2.65m x 1.72m)

Three piece suite in white comprising of shower cubicle with glass sliding doors and electric shower within, low level w.c., hand wash basin, rear aspect window.

RECEPTION ROOM ONE

12' 5" x 12' 4" (3.80m x 3.78m)

Open fire with tiled surround and hearth, double aspect windows with views to the front and side, night storage heater, door to stairs, door to understairs cupboard and door to:



HALLWAY

8' 0" x 4' 4" (2.45m x 1.34m)

Door to front porch and door to:

RECEPTION ROOM TWO

12' 5" x 11' 11" (3.80m x 3.65m)

Currently being used as a bedroom with front and side aspect windows, night storage heater and built in cupboard.



BEDROOM ONE

12' 6" x 12' 5" (3.83m x 3.81m)

With stairs opening into the room, front aspect window, night storage heater, built in cupboard and walkway through to:

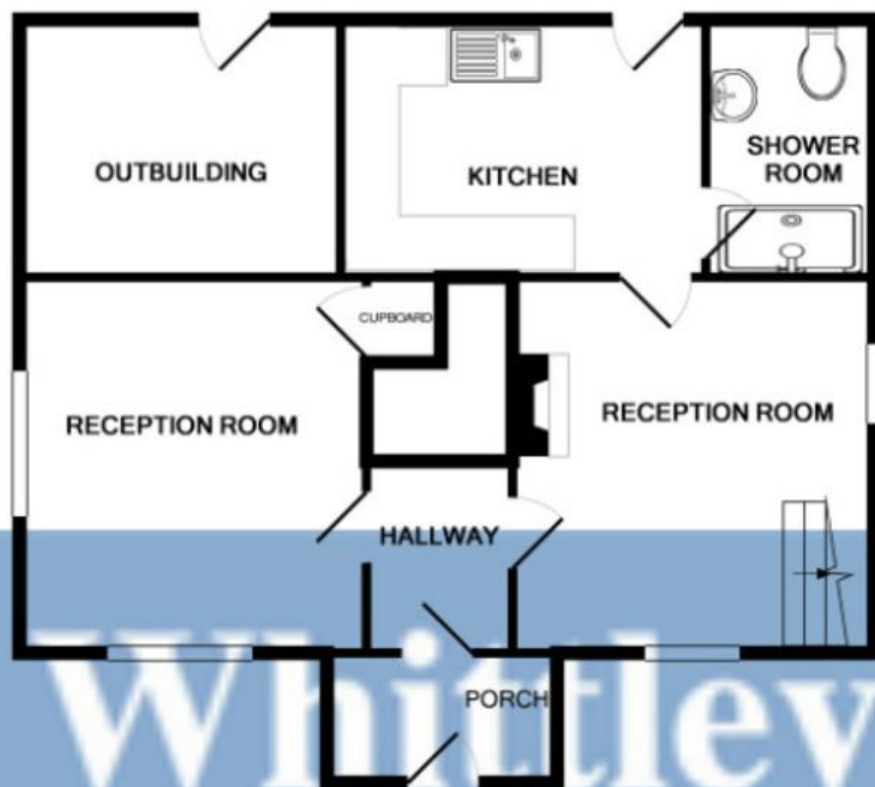
BEDROOM TWO

12' 6" x 12' 2" (3.83m x 3.73m)

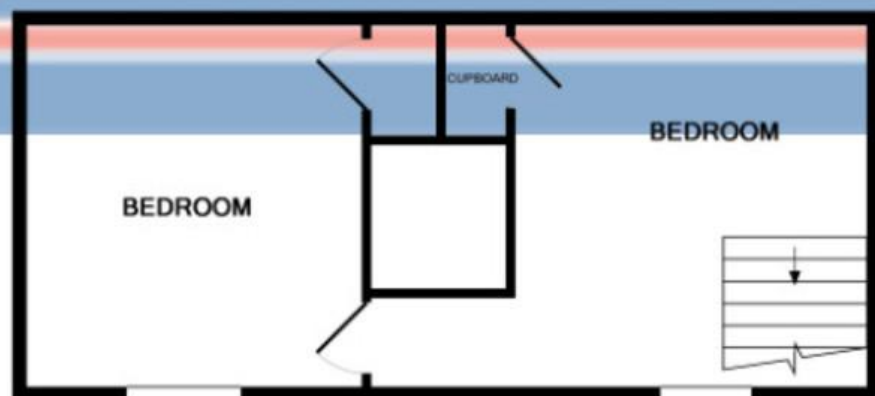
Front aspect window, night storage heater and built in cupboard.

OUR REF: LO674





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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