



Whittley Parish

Low Road, Forncett St. Mary, Norwich, NR16 1JN

Offers in excess of £250,000



Property Features

- No onward chain
- Grade II Listed
- 0.33 of an acre (sts)
- Rural views
- Tranquil position
- 12 miles south of Norwich
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Set back off a small country lane, the property enjoys a lovely rural position having open views to the front over farmland whilst taking pleasing views to the rear over the Tas Valley. Day to day amenities and facilities are within easy reach found within the well served village of Long Stratton being some three miles away having good transport links. The market town of Wymondham lies seven miles to the west and the cathedral city of Norwich is found twelve miles to the north.

The property comprises of a two bedroom semi-detached grade II listed cottage believed to date back to the 1800s and of clay lump construction upon a brick and flint plinth under a pitched clay tiled roof and with pleasing colour wash rendered elevations. Internally the property offers spacious accommodation in excess of 800 sq ft having well proportioned rooms.

Externally the property is approached by a five bar gate leading onto a shingle driveway giving extensive off-road parking for a number of vehicles running adjacent to the cottage. The grounds extend to the regions of 0.33 of an acre (sts) having a good deal of privacy/seclusion with established trees and backing onto the grazing meadows of the Tas Valley. There is also an outbuilding to the rear of the property which measures 13'4" narrowing to 8'4" x 8'6" (4.11m narrowing to 2.58m x 2.66m) with great storage and potential for conversion (stpp).



The rooms are as follows:

RECEPTION ROOM ONE: 12' 2" x 12' 1" narrowing to 7' 11" (3.73m x 3.70m narrowing to 2.43m) Window to the front aspect, fireplace to side, arch giving access through to the kitchen. Brace and batten door to side providing access through to reception two.



RECEPTION ROOM TWO: 12' 2" x 13' 8" (3.71m x 4.19m) With a particular focal point being the inglenook fireplace to side with oak bressumer beam and inset cast iron stove upon a pamment tiled hearth. Arch connecting through to reception room three.

RECEPTION ROOM THREE: 8' 6" x 9' 6" (2.60m x 2.92m) With French doors to rear giving external access onto the rear gardens. Stairs rising to first floor level.



KITCHEN: 12' 10" x 5' 10" (3.92m x 1.80m) With window to the side aspect and door to rear giving external access. Work surfaces and storage units to side with inset sink and space for white goods.

BATHROOM: 5' 6" x 7' 6" (1.68m x 2.31m) With frosted window to rear and with bath having electric shower over, low level wc and hand wash basin.

FIRST FLOOR LEVEL:



LANDING:

Giving access to the two bedrooms.

BEDROOM ONE: 12' 8" narrowing to 7' 7" x 11' 5" narrowing to 8' 3" (3.87m narrowing to 2.33m x 3.49m narrowing to 2.54m) Window to the front aspect enjoying elevated views over the unspoilt countryside. A double bedroom.

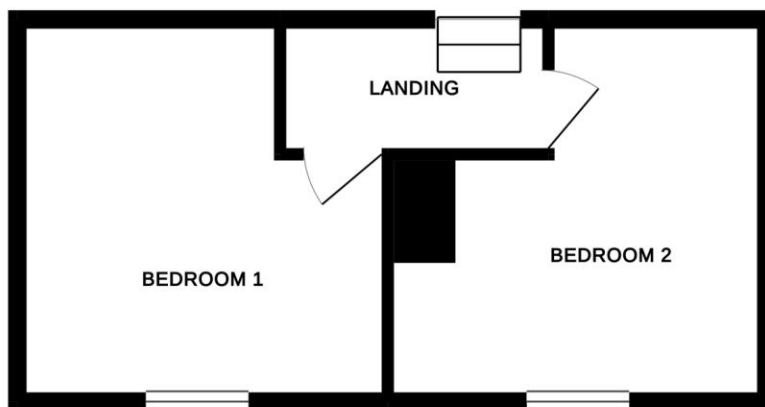
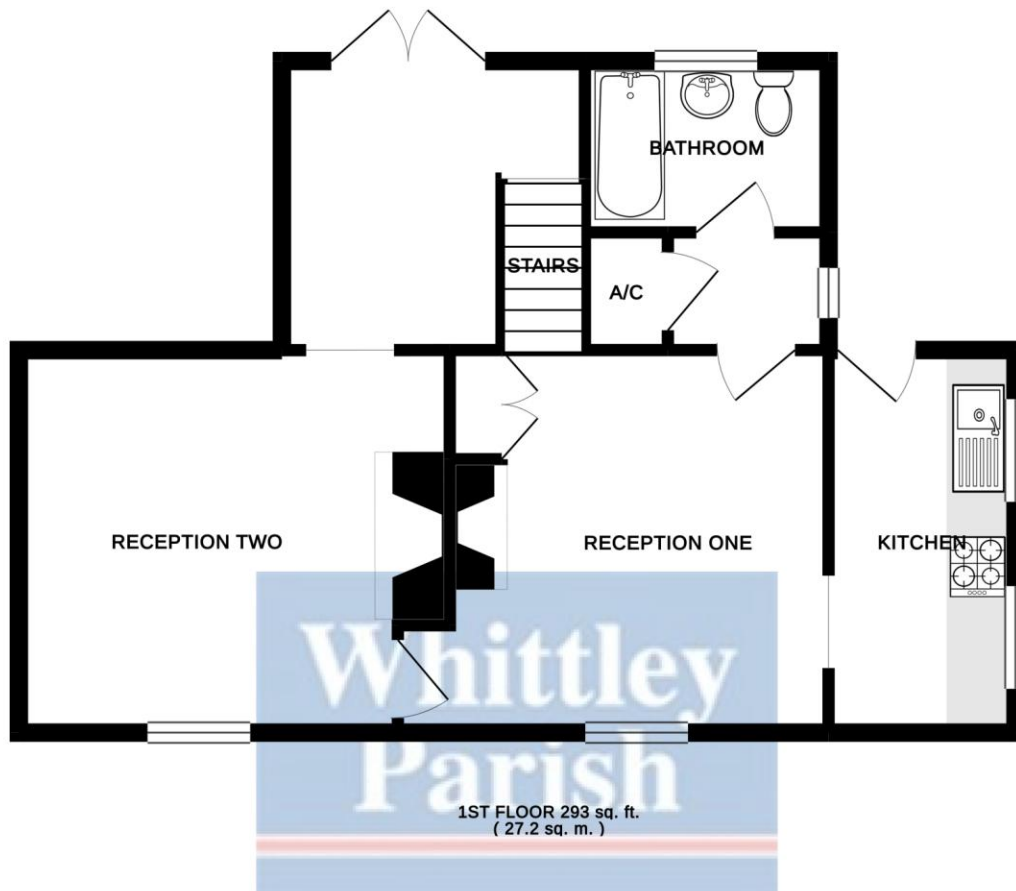
BEDROOM TWO: 12' 5" x 12' 0" narrowing to 7' 0" (3.80m x



3.66m narrowing to 2.14m) A double bedroom having pleasing views to the front aspect.

GROUND FLOOR 552 sq. ft.
(51.3 sq. m.)

OUR REF: L0715



TOTAL FLOOR AREA : 845 sq. ft. (78.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: 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