



Byre Cottage, The Street, Shotesham All Saints, Norfolk

For the finer things in property.



Byre Cottage

The Street, Shotesham All Saints, Norfolk NR15 1YL

A comfortable four-bedroom period property with delightful garden, in a peaceful village setting

A140 2.9 miles, Hempnall 4.0 miles, Norwich city centre 6.5 miles, Norwich mainline station 7.0 miles (1 hour 45 minutes to London Liverpool Street), Norwich Airport 10 miles

Sitting room | Dining room | Kitchen | Utility Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Garage | Summer house | Workshop Potting shed | Gardens

EPC rating C

The property

Byre Cottage is a splendid four-bedroom detached bungalow, located in the small village of Shotesham All Saints. The property, converted from the farm building, features exposed timber beams and brick-built fireplaces, alongside attractive accommodation with neutral, understated décor.

The main reception room is the well-proportioned sitting room with its wooden flooring, woodburning stove and full-height southwest-facing window and French doors overlooking the garden. There is a formal dining room which also welcomes plenty of natural light through full-height windows and French doors, while the kitchen has the same sunny aspect, as well as farmhouse-style units to base and wall level, wooden worktops, a butler sink and a range cooker. There is space for a breakfast table, with the adjoining utility room providing further space for appliances and storage.

The four bedrooms are all on the ground floor, making for an accessible layout. The principal

bedroom has plenty of built-in storage and an en suite shower room, while there is also a family bathroom with a separate shower unit.

Outside

A gate at the side of the property opens onto a parking area for several vehicles, with access to the detached garage for further parking. At the rear of the garage there is a workshop and a potting shed. The garden welcomes plenty of sunlight throughout the day thanks to their southwest-facing aspect. There is paved terracing for al fresco dining, a large, raised bed and well-stocked borders with various shrubs and perennials. The garden also contains further peaceful paved seating areas, box hedging and a timber-framed summer house, as well as a wealth of mature trees and established hedgerows.

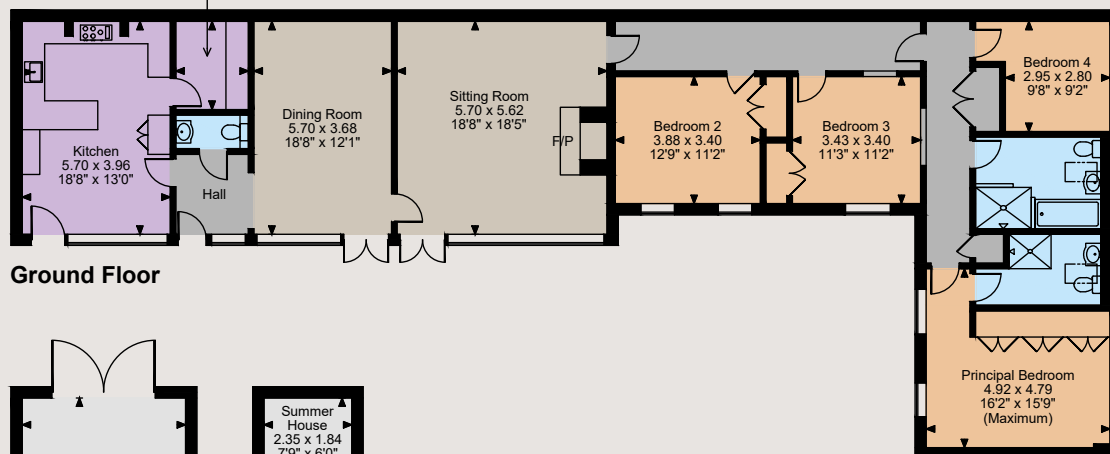
Location

The property is located within a Conservation Area in historic Shotesham, which offers abundant walks and bridleways, along with popular public house. Nearby Poringland provides additional amenities including restaurants, pubs and shops, with the attractive city of Norwich offering notable schools and numerous recreational and cultural interests. There is excellent primary schooling at Poringland and Stoke Holy Cross, secondary schooling at Framingham Earl which are all in the catchment area of Shotesham with good bus links which also extend to the Norwich independent schools including Norwich School, High School for Girls and Town Close Preparatory school. The train station in Norwich provides frequent links to London Liverpool Street, whilst the A11 offers connections to the M11 and further afield.

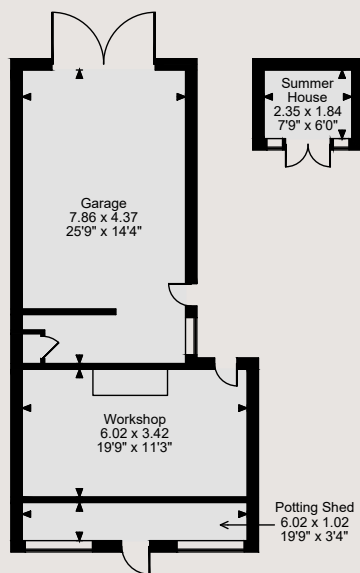




Floorplans
 House internal area 2,000 sq ft (186 sq m)
 Garage internal area 370 sq ft (34 sq m)
 Summer House internal area 47 sq ft (4 sq m)
 Workshop & Potting Shed internal area 297 sq ft (28 sq m)
 For identification purposes only



Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Norwich, take the take the A147 southeast away from the city centre, then turn right onto City Road. Continue straight ahead for 4.6 miles, then turn left onto Shotesham Road. Continue for a further mile, and you will find the property on the right.

General

Local Authority: South Norfolk Council

Services: Mains electricity and water. Private drainage. Oil fired central heating. Electric charging point in garage. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band F

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £785,000

Norwich

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