



Bunwell Hill, Bunwell, Norwich, NR16 1RZ, Norfolk

Delightful cottage in tucked away location with equestrian facilities including manège, paddocks, clay lump barn with potential to convert to further accommodation/annexe/holiday let (stp) and around an ACRE (stms). In the past the current owner has rented nearby paddock land.

Delightful cottage in tucked away location with equestrian facilities including manège, paddocks, clay lump barn with potential to convert to further accommodation/annexe/holiday let (stp) and around an ACRE (stms). In the past the current owner has rented nearby paddock land. NEW INSTRUCTION, Please call ECR PROPERTIES for further information 01449 711727 Elderberry Cottage is a charming South Norfolk country cottage tucked away behind an idyllic garden which can be accessed from the house by an elevated west facing terrace that captures the sun for most of the day. Although the property gives the feeling of seclusion there is an attached neighbouring property. There are well-laid out equestrian facilities including a stable yard with three good sized loose boxes and a 20m x 40m manège and there are three post and rail fenced turnout paddocks. In the past the owner has rented further paddock land locally. Approximate distances Attleborough 6.5 miles; Wymondham 6.6 miles; Norwich 13 miles; Diss 9.5 miles; A11 5 miles Local Notes Bunwell has a village shop, primary school and garage. The neighbouring village of Spooner Row has a pub and railway line to Norwich and Cambridge, There are further amenities in Attleborough and Wymondham (including Waitrose Sainsburys and Lidl supermarkets), The A11 provides quick and easy access North to Norwich and South out of the county. The cathedral city of Norwich offers a wide range of shopping, leisure, cultural amenities and is a centre for business. The market town of Diss which has Tesco, Morrison and Aldi supermarkets, offers a direct and fast main line serving London Liverpool Street and Norwich. There are a number of good schools in the area including Wymondham College. Equestrian Notes Good local outriding and driving via country lanes and bridleways. Local equestrian/competition centres such as Anvil Park Stud (11 miles); Easton and Otley College (16 miles); Tophthorn Arena (28 miles). Accommodation Entrance porch, galley kitchen, dining room with archway into sitting room, laundry/utility room, ground floor bathroom, three bedroom and first floor wc. Outside Pretty cottage gardens, clay lump barn, kennel, stable yard with three loose boxes, feed room, tack room, 40m x 20m manège, three fenced paddocks, gated driveway, large gravelled parking area for several cars/horse box ACCOMMODATION Entrance Porch Leads to the galley kitchen has a tiled floor and useful wooden storage units. Kitchen 14' 10" x 6' 2" (4.52m x 1.88m) Fitted with a range of wall and base units, work surface with inset sink and drainer with mixer tap over. Electric cooker point with cooker hood over, radiator, tiled flooring. Pantry with space for fridge freezer, tiled flooring. Utility Area 5' 4" x 6' 10" (1.63m x 2.08m) Plumbing for washing machine, space for tumble dryer, tiled flooring, fitted units for additional storage. Bathroom Tiled flooring, WC, wash hand basin with vanity unit, radiator, bath with shower above, bidet, hand-made storage area concealing immersion heater. Dining Room/ Snug 15' 11" x 10' 11" (4.85m x 3.33m) Woodburner with tiled hearth, cupboard, oak flooring, open plan style archway through to sitting room. Stairs to first floor. Sitting Room 14' 11" x 11' 11" (4.55m x 3.63m) French style doors opening to terrace area and garden beyond. The first floor landing has a velux style window, wooden flooring and cupboard. Bedroom One 11' 4" x 8' 7" (3.45m x 2.62m) Bedroom Two 8' 2" to wardrobe x 8' 2" (2.49m to wardrobe x 2.49m) Fitted wardrobes. Bedroom Three / Study 8' 6" x 5' 11" (2.59m x 1.80m) Wooden flooring. W.C Wc, wash hand basin, wooden flooring. OUTSIDE The property is approached by a gated

BASE INFORMATION:

Bedrooms : 3

driveaway which leads to a large gravel parking area and passes by the fenced paddocks to the stable yard and barn. The equestrian facilities are well laid out and the stable yard is post and rail fenced beyond which there is gateway to a small turnout area with the fenced manège beyond. The clay lump barn currently used for a carriage store has potential for further accommodation, granny annexe or holiday let or possibly to link to the cottage, subject to planning. To the front of the cottage the garden area is gravelled with beds of flowers and shrubs. At the rear French doors from the sitting room open out onto the terrace area which has steps down into the idyllic cottage garden and is secluded by a very high mature hedge on the boundary to the neighbouring property. Traditional clay lump barn 12'68 x 23.83 Currently used as carriage store. There is great potential to form an extension to the house, or for conversion to holiday let/ancillary accommodation subject to planning consent. We understand in 2015 planning permission was granted to the current owner for holiday let/annexe, although this has now lapsed. Stable yard Three loose boxes 11'41 x 11.66; 11'44 x 13'39; 11'45 x 13'49 Of timber construction with concrete apron to front and enclosed with post and rail fencing. Hay Store 11'46 x 16'22 Of timber construction and open fronted Feed room 11'81 x 5'42 Workshop 19'88 x 10'56 Tack room 13'78 x 9'05 Brick and clay lump building with tiled roof which would also make a useful home office Kennel Full length grill to front with grilled doorway South Norfolk District Council Council Tax Band C Energy Performance Rating D Service Private drainage, shared septic tank with neighbouring property Mains electricity and water Oil central heating with boiler housed in outhouse adjacent to bathroom. Agents Note There is a shared septic tank with the neighbouring property. We understand that this does not drain into an water course.