



**Travellers Cottage, Homingtoft**  
**Guide Price £370,000**

**BELTON DUFFEY**





# TRAVELLERS COTTAGE, BRISLEY ROAD, HORNINGTOFT, NORFOLK, NR20 5DS

A charming semi-detached period cottage with flexible 3/4 bedroom accommodation, garden studio building and 0.3 acre gardens (sts) including a small woodland. No chain.

## DESCRIPTION

Travellers Cottage is a charming surprisingly large semi-detached period cottage situated on the edge of the popular rural village of Horningtoft. The property would now benefit from a programme of refurbishment but many period features remain including an open fireplace in the sitting room, latch doors, picture rails, timber windows and exposed pine floorboards.

The spacious ground floor accommodation comprises a kitchen/breakfast room which is open plan to the dining room, sitting room, cloakroom and study with a garden room overlooking the gardens to the rear. Upstairs, the landing leads to 4 bedrooms and a bathroom.

Outside, the property is set back from the road behind a small lawned garden with driveway parking to the side and a range of useful outbuildings. The mains gardens are south facing and are of a good size and include a timber garden studio building, ideal for a home office, with a delightful area of woodland to the rear. In all, the gardens and grounds amount to approximately 0.3 acre (subject to survey).

Offered for sale with no onward chain, Travellers Cottage would make an ideal characterful permanent residence in a convenient location with good access to local market towns and the north Norfolk coastline or, perhaps, as a second home with holiday lettings potential.

## SITUATION

Horningtoft is a small rural village conveniently situated midway between the market towns of Fakenham and Dereham which both have a wide range of facilities and amenities including schools, shops, supermarkets, medical centres, bars and restaurants. The village is surrounded by undulating and well-wooded countryside and is approximately 12 miles from the beautiful North Norfolk Coast with the Cathedral City of Norwich within easy motoring distance with a rail link to London Liverpool Street and Norwich International Airport.

## DINING ROOM

4.21m x 3.56m (13' 10" x 11' 8")

A solid timber door leads from the front of the property into the dining room with a fireplace housing a solid fuel Rayburn for cooking and providing central heating to radiators. Built-in storage cupboard, sash window to the front, door to the sitting room and a wide opening to:

## KITCHEN/BREAKFAST ROOM

4.21m x 2.41m (13' 10" x 7' 11")

A range of Shaker style base units with wood block worktops incorporating a stainless steel one and a half bowl sink unit, tiled splashbacks. Spaces for a cooker and fridge freezer, breakfast bar with space under for stools, exposed ceiling beams. Double aspect windows to the rear and side and a door leading into:







## **GARDEN ROOM**

7.33m x 1.60m (24' 1" x 5' 3")

Glazed timber construction on a low brick wall with a polycarbonate roof, checkerboard quarry tiled floor, space and plumbing for a washing machine. Doors to the cloakroom and study and a partly glazed door leading outside to the rear garden.

## **CLOAKROOM**

1.60m x 0.96m (5' 3" x 3' 2")

Wall mounted wash basin, WC, electric radiator and a window to the rear with obscured glass.

## **SITTING ROOM**

4.12m x 3.56m (13' 6" x 11' 8")

A cosy sitting room with an open fireplace with a painted timber surround, fitted display shelves and TV shelf, picture rail. 2 windows to the front and a door leading into:

## **STUDY**

3.35m x 2.41m (11' 0" x 7' 11")

Small fireplace with a pamment tiled hearth and display shelves, built-in storage cupboard, exposed ceiling beams. Window and door to the garden room and a door opening onto the staircase leading up to the first floor landing.

## **FIRST FLOOR LANDING**

Small window to the rear above the staircase and doors to the 4 bedrooms and bathroom.

## **BEDROOM 1**

4.12m x 3.53m (13' 6" x 11' 7")

Built-in wardrobe cupboard, pedestal wash basin, picture rail, loft hatch and a sash window to the front.

## **BEDROOM 2**

4.34m x 3.53m (14' 3" x 11' 7")

Built-in airing cupboard housing the hot water cylinder, exposed wide pine floorboards, loft hatch and a window to the front.

## **BEDROOM 3**

3.35m x 2.41m (11' 0" x 7' 11") at widest points.

Fitted shelving, exposed beam, wash basin and a window overlooking the rear garden.







## **BEDROOM 4**

2.41m x 2.30m (7' 11" x 7' 7")

Exposed beam and a window overlooking the rear garden.

## **BATHROOM**

1.90m x 1.53m (6' 3" x 5' 0")

A suite comprising a panelled bath, pedestal wash basin and WC. Exposed beam and a window overlooking the rear garden.

## **OUTSIDE**

Travellers Cottage is set back from the road behind a small lawned front garden bounded by a low hedge with timber double gates to the side opening onto a gravelled driveway providing parking. 2 brick built and tiled outbuildings and coal store and a timber shed/workshop.

A paved walkway leads to the south facing garden to the rear of the property where there is a paved terrace opening out from the garden room and bounded by a low brick wall. Steps lead up to the delightful formal garden that comprises shaped lawns interspersed with trees, well stocked plant and shrub beds and a walkway to the garden studio building. To the rear, there is an open fronted storage area and an opening through a mature hedge which leads to a small area of woodland with a mown walkway meandering through.

The gardens and grounds are a delight and, in all, amount to approximately 0.3 acre (subject to survey).

## **GARDEN STUDIO**

5.96m x 2.91m (19' 7" x 9' 7")

Timber built garden studio building currently used as a home office with power, lighting and electric radiator heating. Vaulted ceiling with 2 Velux windows, 2 windows overlooking the rear garden and a partly glazed door leading outside.

## **OUTBUILDINGS**

Range of brick built outbuildings located to the side of the driveway:

OUTBUILDING 1 - 2.60m x 2.49m (8' 6" x 8' 2").

OUTBUILDING 2 - 2.49m x 2.35m (8' 2" x 7' 9")

COAL STORE - 1.76m x 1.48m (5' 9" x 4' 10")

Plus, a timber SHED/WORKSHOP 4.10m x 2.30m (13' 5" x 7' 7")





## **DIRECTIONS**

Proceed out of Fakenham on the B1146 heading south towards Dereham and pass the racecourse. After approximately 4 miles turn right onto Brisley Road, signposted Whissonsett and Horningtoft. You will see Travellers Cottage approximately a third of a mile further up on the left-hand side.

## **OTHER INFORMATION**

Mains water, private drainage and mains electricity with solar photovoltaic panels. Solid fuel Rayburn for cooking and providing central heating to radiators. EPC Rating Band F.

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band C.

## **TENURE**

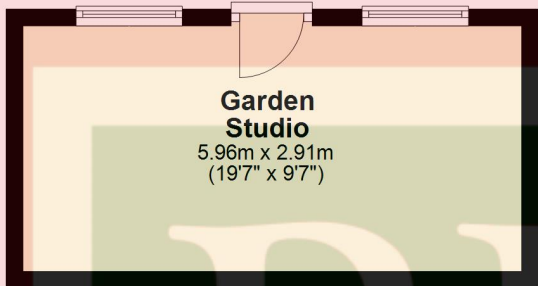
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

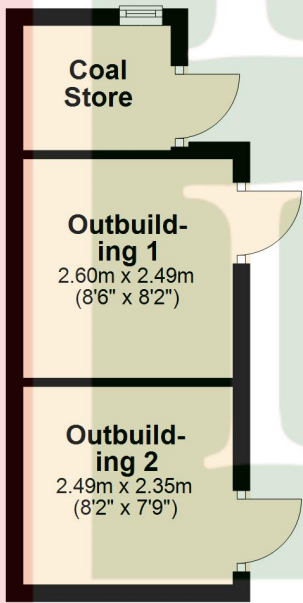






**Garden Studio**  
5.96m x 2.91m  
(19'7" x 9'7")

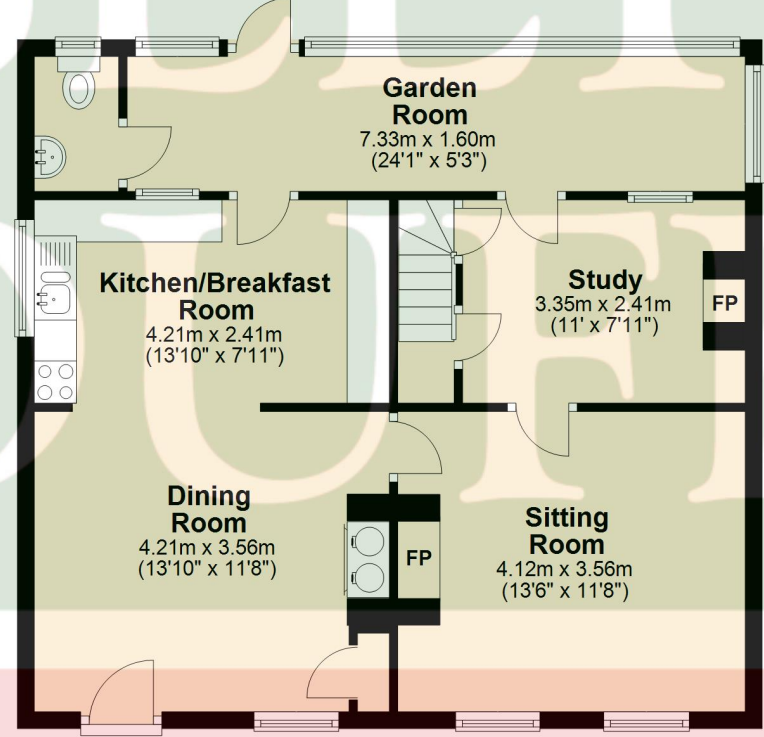
**Ground Floor**  
Approx. 65.5 sq. metres (705.0 sq. feet)



**Coal Store**

**Outbuilding 1**  
2.60m x 2.49m  
(8'6" x 8'2")

**Outbuilding 2**  
2.49m x 2.35m  
(8'2" x 7'9")



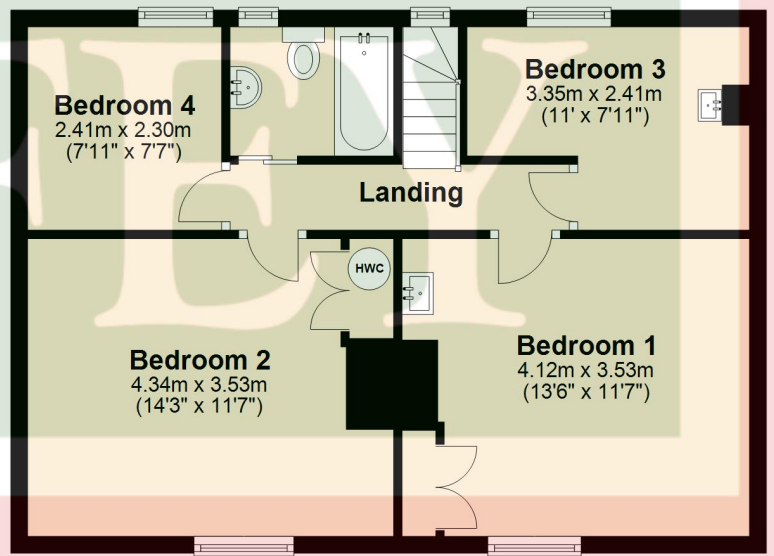
**Garden Room**  
7.33m x 1.60m  
(24'1" x 5'3")

**Kitchen/Breakfast Room**  
4.21m x 2.41m  
(13'10" x 7'11")

**Study**  
3.35m x 2.41m  
(11' x 7'11")

**Dining Room**  
4.21m x 3.56m  
(13'10" x 11'8")

**Sitting Room**  
4.12m x 3.56m  
(13'6" x 11'8")



**First Floor**  
Approx. 51.7 sq. metres (556.5 sq. feet)

**Bedroom 4**  
2.41m x 2.30m  
(7'11" x 7'7")

**Bedroom 3**  
3.35m x 2.41m  
(11' x 7'11")

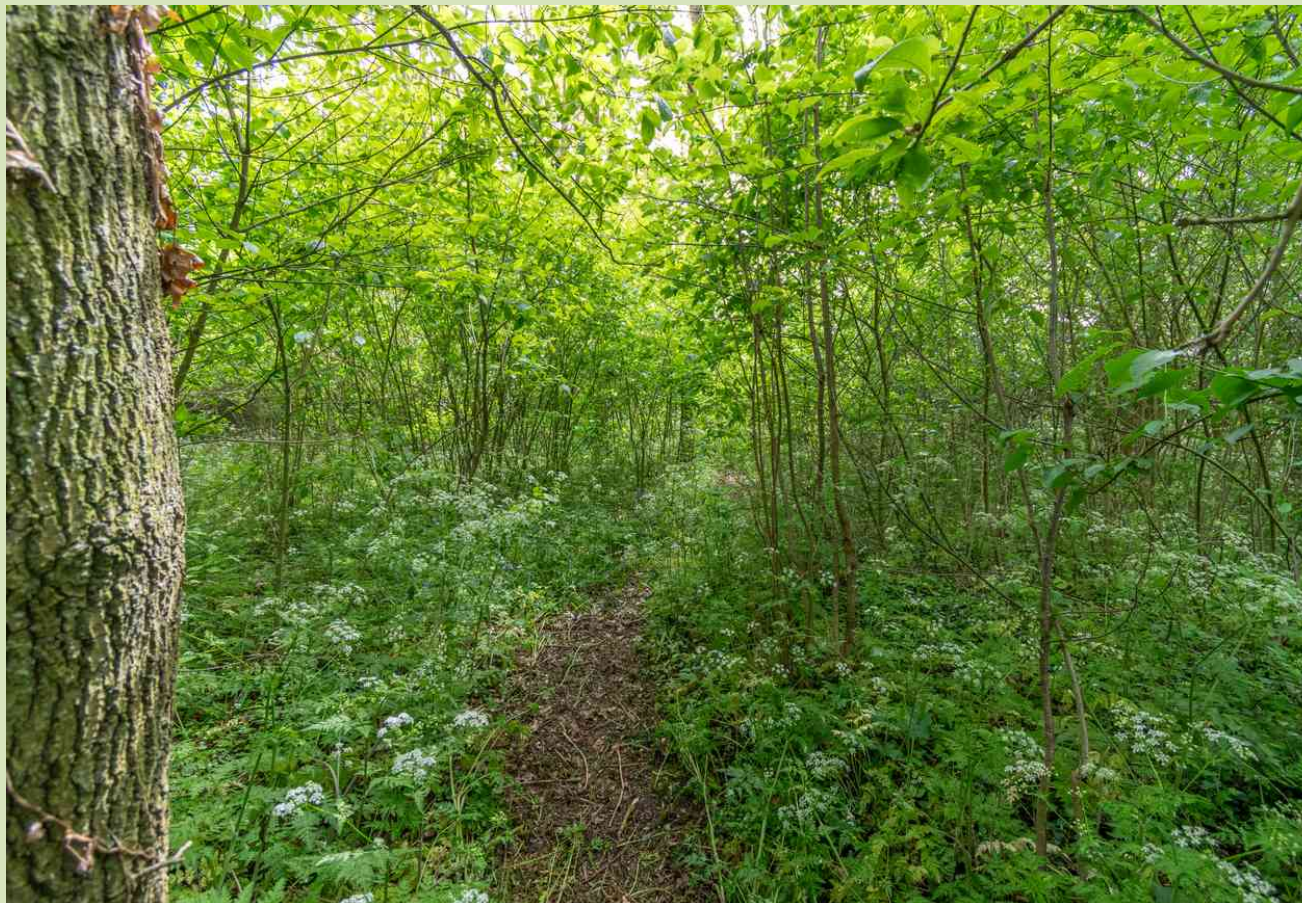
**Landing**

**Bedroom 2**  
4.34m x 3.53m  
(14'3" x 11'7")

**Bedroom 1**  
4.12m x 3.53m  
(13'6" x 11'7")

Total area: approx. 117.2 sq. metres (1261.5 sq. feet)





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