



Bramble Cottage, Great Ryburgh
Guide Price £450,000

BELTON DUFFEY



BRAMBLE COTTAGE, WESTWOOD LANE, GREAT RYBURGH, NORFOLK, NR21 7AP

A spacious 4 bedroom, 3 bathroom cottage style property with conservatory and garage, situated on a quiet lane close to the village centre.

DESCRIPTION

Bramble Cottage is a garage linked detached cottage style property built in the 1980s of brick and flint walls under a pantiled roof, located down a quiet lane within walking distance of village amenities.

There is spacious ground floor accommodation comprising an entrance hall, kitchen/breakfast room with a separate utility, sitting/dining room, conservatory and shower room. A galleried landing leads to the flexible bedroom accommodation where there are 3 bedrooms, the principal also having an en suite shower room, plus a family bathroom and an additional room which can either provide a dressing room or a further double bedroom. The property also benefits from gas-fired central heating, a fireplace housing a wood burning stove in the sitting room, pine 4 panel internal doors and timber double glazed windows and doors in timber frames.

Outside, there is driveway parking for several vehicles with an attached garage and an attractive lawned garden to the rear.

SITUATION

Great Ryburgh is an attractive rural village 4 miles to the south east of the market town of Fakenham. The River Wensum flows through the village - the largest chalk fed river in Norfolk categorised as an SSSI (Site of Special Scientific Interest) and an SAC (Special Area of Conservation). The village has a Post Office stores, The Blue Boar - a traditional 17th century English village inn, Parish Church with round tower dating back to Saxon times, fish and chip shop and numerous village organisations.

The nearby town of Fakenham offers an excellent range of shopping facilities and schooling with a weekly market on Thursdays with the North Norfolk Coast, an area of outstanding natural beauty, some 14 miles to the north. The larger centres of King's Lynn and Norwich are also within easy driving distance. Bus services run from the village to the ever popular Stibbard primary school and Fakenham Academy.

PORCH

A quarry tiled step leads from the driveway to the front of the property up to the oak framed porch with a tiled roof, outside light and a partly glazed oak door leading into:

RECEPTION HALL

Staircase leading to the first floor landing with a deep understairs storage cupboard, coat hooks, radiator and doors to the sitting/dining room, utility room and ground floor shower room.



SHOWER ROOM

A suite comprising a shower cubicle with an electric shower, vanity storage unit incorporating a wash basin and a concealed cistern WC. Tiled splashbacks, chrome towel radiator and a window to the front.

UTILITY ROOM

3.21m x 2.37m (10' 6" x 7' 9")

A range of white base units and tall cupboard units with laminate worktops incorporating a stainless steel sink unit with a mixer tap, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, vinyl flooring, recessed ceiling lights, radiator. Window overlooking the rear garden and a glazed timber door to the conservatory.

SITTING/DINING ROOM

6.42m x 3.70m (21' 1" x 12' 2")

Fireplace housing a wood burning stove on a slate hearth, 2 radiators, wall lights, window to the front. Glazed timber door to the kitchen/breakfast room and fully glazed sliding doors to the conservatory.

KITCHEN/BREAKFAST ROOM

5.63m x 4.18m (18' 6" x 13' 9") at widest points.

A range of pine wall and base units with laminate worktops incorporating a butler sink with a mixer tap, tiled splashbacks. Exposed red brick recess with space for a range style cooker with gas connection and bressumer beam over (Rangemaster range cooker available by separate negotiation), spaces and plumbing for a dishwasher and fridge freezer.

Exposed pine floorboards, ample room for a breakfast table and chairs, second staircase to the first floor. Recessed ceiling lights, feature exposed brick wall, radiator and double aspect windows to the front and overlooking the rear garden. Glazed timber door leading into:

SIDE LOBBY

Space for a freestanding fridge freezer, exposed pine floorboards, radiator, recessed ceiling lights and a partly glazed timber stable door leading outside to the side of the property.

CONSERVATORY

4.16m x 2.20m (13' 8" x 7' 3")

Lean-to brick and painted timber construction with a polycarbonate roof and windows overlooking the rear garden. Laminate flooring, radiator, wall lights, partly glazed timber stable door to the rear garden and partly glazed double casement doors opening onto a patio area.

FIRST FLOOR LANDING

Galleried first floor landing with loft hatch and a shelved airing cupboard with a radiator. Doors to bedrooms 2, 3 and 4/dressing room and the family bathroom.



BEDROOM 2

3.70m x 2.98m (12' 2" x 9' 9")

Radiator and a dormer window to the front.

BEDROOM 3

3.21m x 2.37m (10' 6" x 7' 9")

Currently used as a study with a radiator and a large Velux window overlooking the rear garden.

FAMILY BATHROOM

A white suite comprising a panelled bath with a shower mixer tap, vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled splashbacks, chrome towel radiator, recessed ceiling lights and a dormer window to the front.

BEDROOM 1

4.18m x 3.34m (13' 9" x 10' 11")

The principal bedroom can either be accessed from its own staircase leading up from the kitchen/breakfast room or via the landing through bedroom 4/dressing room. Fitted wardrobe and drawer units, feature exposed brick wall, radiator, large Velux window overlooking the rear garden and a door leading into:

EN SUITE SHOWER ROOM

A suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and a concealed cistern WC. Tiled splashbacks, chrome towel radiator, recessed ceiling lights and a dormer window to the front.

BEDROOM 4/DRESSING ROOM

3.70m x 3.34m (12' 2" x 10' 11")

Flexible room currently used a dressing room to the principal bedroom but could instead provide an additional double bedroom with its own access off the landing. Radiator and a large Velux window overlooking the rear garden.

OUTSIDE

Bramble Cottage is set back from the lane behind a low wall to the front with a gravelled driveway providing parking for several vehicles and leading to the attached garage.

A tall pedestrian gate to the side opens onto a paved walkway to the side of the property and the rear garden beyond. The garden comprises paved patios and walkways with a good sized lawn beyond, tall fenced boundaries with well stocked perimeter borders. Feature apple tree, potting shed, outside lighting and pedestrian access to the rear of the garage.



GARAGE

6.31m x 3.08m (20' 8" x 10' 1")

Attached garage with double wooden doors to the front, power and light, steps leading up to useful roof storage, window and a pedestrian door leading outside to the rear garden.

DIRECTIONS

Proceed out of Fakenham on the B1146 Dereham Road and continue along this road for approximately 2 miles and turn left, signposted Great Ryburgh. Proceed into the village and take the right-hand turning into Westwood Lane, where the property will be found a little further up on the left, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

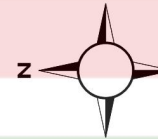
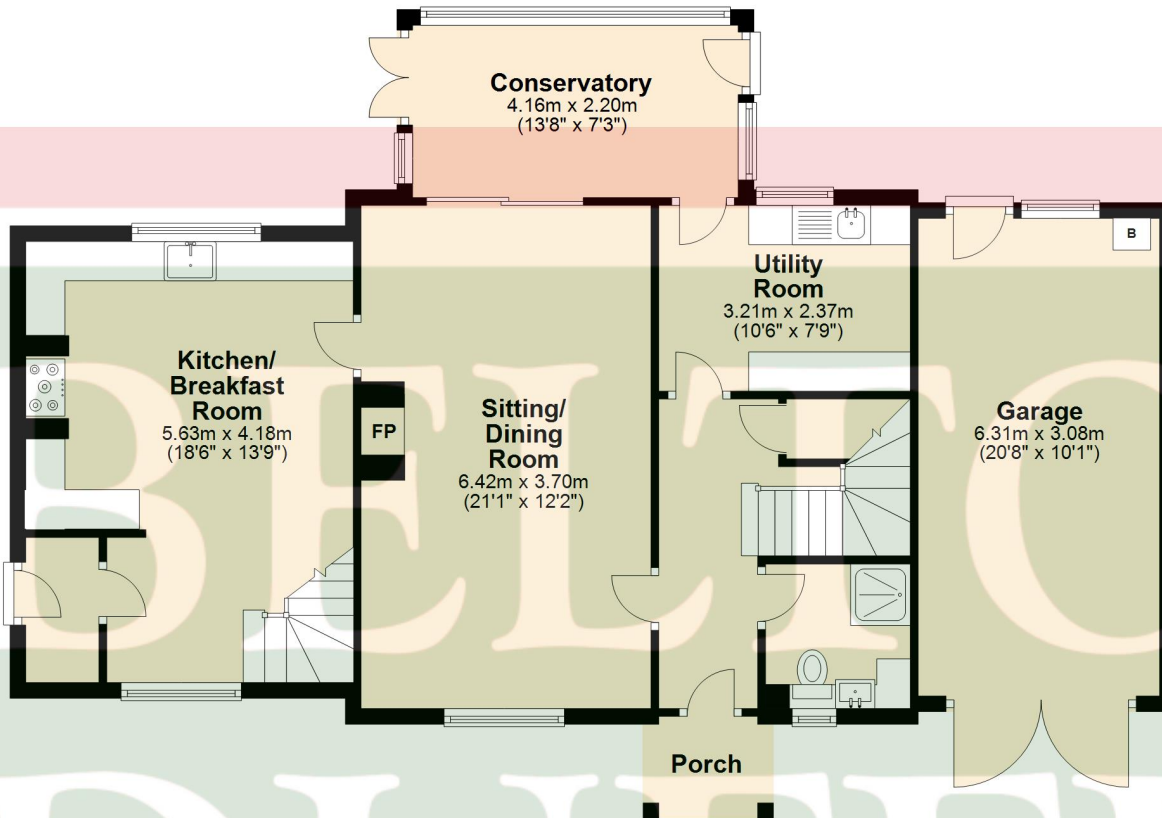
TENURE

This property is for sale Freehold.

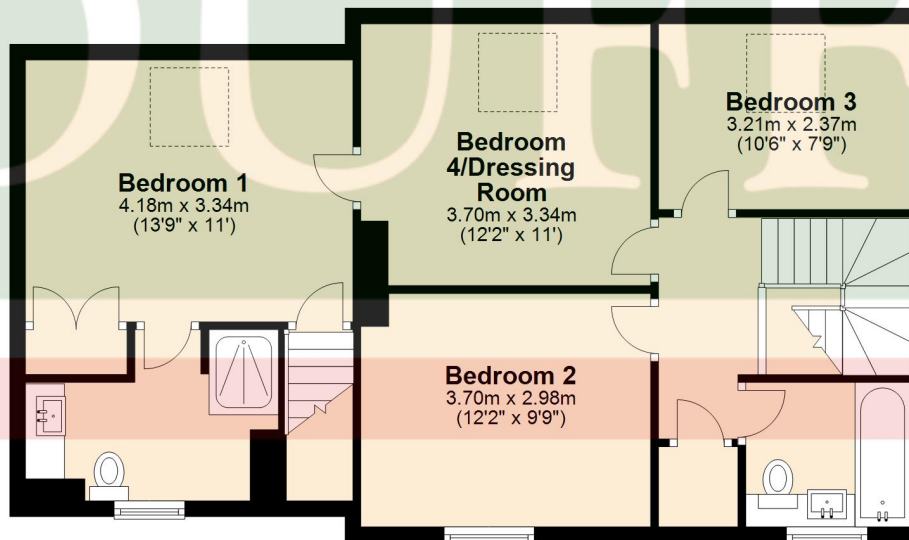
VIEWING

Strictly by appointment with the agent.





Ground Floor
Approx. 95.2 sq. metres (1025.0 sq. feet)



First Floor
Approx. 69.1 sq. metres (743.7 sq. feet)

Total area: approx. 164.3 sq. metres (1768.7 sq. feet)



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