



Groom Cottage, Brisley
Guide Price £599,950

BELTON DUFFEY



GROOM COTTAGE, THE GREEN, BRISLEY, NORFOLK, NR20 5DW

An extended detached character cottage with spacious 3 bedroom accommodation, garage block and 1/3 acre gardens (sts), in a charming position overlooking Brisley Green.

DESCRIPTION

Groom Cottage is detached period character cottage situated in a charming tucked away setting overlooking a pond and bordering Brisley Green. The property has been much improved and extended by the current owners with spacious living accommodation comprising a utility/boot room, well appointed kitchen which is open plan to an impressive vaulted living space, dining room and sitting room with a rear hallway leading to a shower room. Upstairs, there 3 bedrooms with full height vaulted and beamed ceilings and a bathroom. Further benefits include double glazed windows and doors, oil-fired central heating, 2 fireplaces, 1 housing a wood burning stove, and latch internal doors.

Outside, there is extensive driveway parking with a detached garage and car port with attic room and an attractively landscaped west facing rear garden. In all, the gardens and grounds amount to approximately 1/3 acre (subject to survey).

SITUATION

Brisley is an attractive rural village conveniently located midway between the market towns of Fakenham and Dereham. The village benefits from a popular primary school, church, the celebrated award winning Brisley Bell Inn and a 200 acre common, which is owned by the village and provides recreational facilities. The village is also within the catchment of the popular Litcham School and the Cathedral city of Norwich, with its mainline railway station to London Liverpool Street and international hub airport, is some 20 miles to the south east.

UTILITY/BOOT ROOM

2.15m x 2.15m (7' 1" x 7' 1")

A partly glazed composite entrance door leads from the driveway to the front of the property into the utility/boot room with space for coat hooks and shoe storage etc. Range of base and wall units with laminate worktops incorporating a stainless steel sink unit, space and plumbing for a washing machine. Brick tiled floor, radiator, small window to the front and a door leading into:

KITCHEN AREA

6.27m x 3.89m (20' 7" x 12' 9")

An extensive range of fitted Shaker style base and wall cupboards with granite worktops incorporating a white ceramic one and a half bowl sink unit, tiled splashbacks. Central island unit, space for a range style cooker with an extractor hood over, space and plumbing for a dishwasher, recess for an American style fridge freezer, oil-fired boiler. Ceramic floor tiles, exposed ceiling beam, recessed ceiling lights, radiator and underfloor heating, Velux window, window to the front and doors to the dining room and rear hallway. Open plan to:



VAULTED LIVING AREA

6.16m x 3.31m (20' 3" x 10' 10")

An impressive bright and airy living area with a full height vaulted ceiling with exposed beams and 2 Velux windows. Plenty of room for a large dining table and chairs and sofas etc, ceramic floor tiles with underfloor heating. 2 sets of fully glazed oak bi-fold doors to the rear and side leading outside onto a paved terrace and the rear garden beyond.

DINING ROOM

4.70m x 4.00m (15' 5" x 13' 1")

An exposed brick and flint open fireplace, radiator, exposed ceiling beams, staircase leading upstairs to the first floor landing. Double aspect windows to the front and overlooking the rear garden, doors to the rear hallway and a door to:

SITTING ROOM

5.60m x 4.00m (18' 4" x 13' 1")

Fireplace housing a wood burning stove on a brick tiled hearth, radiator, exposed ceiling beams and double aspect windows to the front and overlooking the rear garden.

REAR HALLWAY

2.83m x 0.98m (9' 3" x 3' 3")

Space for coat hooks, tiled floor, loft hatch, door leading outside to the rear garden and a door to:

GROUND FLOOR SHOWER ROOM

2.82m x 0.99m (9' 3" x 3' 3")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and splashbacks, radiator and a further chrome towel radiator, recessed ceiling lights, extractor fan and a window to the side.

FIRST FLOOR LANDING

7.74m x 1.25m (25' 5" x 4' 1")

Full height vaulted ceiling over the staircase, built-in airing cupboard housing the hot water cylinder, radiator, 2 windows to the front, exposed beams and doors to the 3 bedrooms and bathroom.

BEDROOM 1

4.00m x 3.60m (13' 1" x 11' 10")

Full height vaulted ceiling with exposed beams, full wall of fitted wardrobe cupboards, radiator and double aspect windows to the front and overlooking the rear garden.



BEDROOM 2

4.00m x 3.33m (13' 1" x 10' 11")

Full height vaulted ceiling with exposed beams, built-in wardrobe cupboard, radiator, window to the front and a Velux window to the rear.

BEDROOM 3

3.30m x 2.61m (10' 10" x 8' 7") at widest points.

Full height vaulted ceiling with exposed beams, radiator and a window overlooking the rear garden.

BATHROOM

2.60m x 1.86m (8' 6" x 6' 1")

Panelled bath and an extensive range of fitted storage units incorporating a wash basin and concealed cistern WC, laminate worksurfaces.

Vaulted beamed ceiling, vinyl flooring, tiled splashbacks, radiator and a window overlooking the rear garden.

OUTSIDE

Groom Cottage is situated in a charming setting approached off Brisley Common over a gravelled driveway leading to a 5 bar gate opening onto an extensive gravelled parking area with space for several vehicles and leading to the detached garage block. Mature hedged boundary to the east, plastic oil storage tank, log store and access to the front entrance door with outside lighting.

The attractively landscaped west facing rear garden comprises an extensive sandstone paved terrace, partly covered with a tiled roof, with outside lighting and access to the rear hallway and kitchen/living space. There is a good sized lawn beyond with fenced and hedged boundaries, small vegetable patch, dog run and a feature raised barked bed with flowering plants.

In all, the gardens and grounds amount to approximately 1/3 acre (subject to survey).

GARAGE BLOCK

Comprising:

GARAGE/WORKSHOP

5.76m x 3.92m (18' 11" x 12' 10") - electric remote control roller shutter door to the front, power and light. Door to:

CAR PORT

5.74m x 3.88m (18' 10" x 12' 9") - open fronted with lighting and a drop down ladder to:

ATTIC ROOM

8.40m x 2.81m (27' 7" x 9' 3") - providing useful storage with a window to the east and 2 Velux windows, lighting.



DIRECTIONS

Proceed out of Fakenham on the B1146 and turn left at the crossroads, signposted B1146 towards Dereham. Follow this road for approximately 6 miles and at the T-junction turn left following the road into Brisley. Pass the church and then take the first right onto The Green passing the cricket field on the left and take the next left turning onto the farm track and the property is the second driveway on the right.

OTHER INFORMATION

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

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators and underfloor heating to the kitchen/living area. EPC Rating Band TBC.

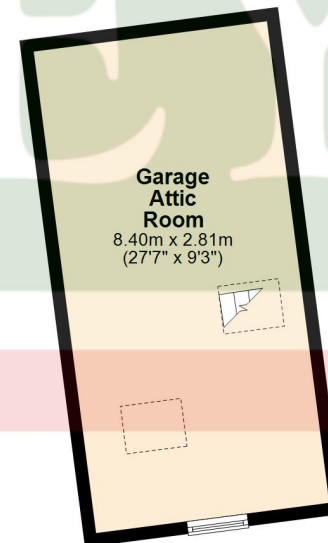
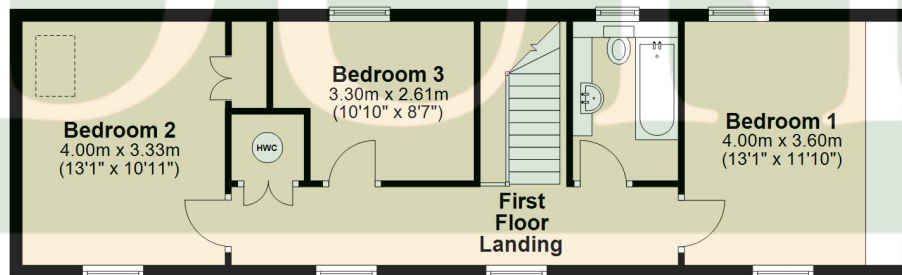
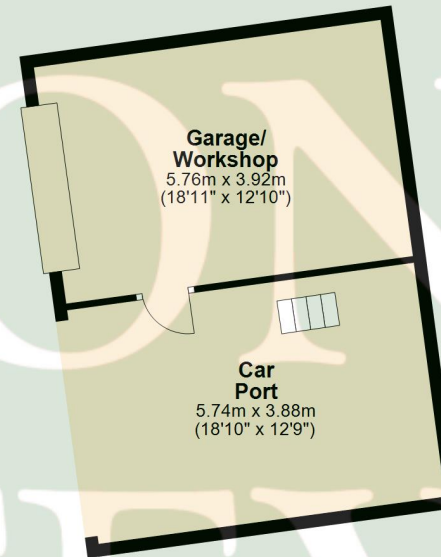
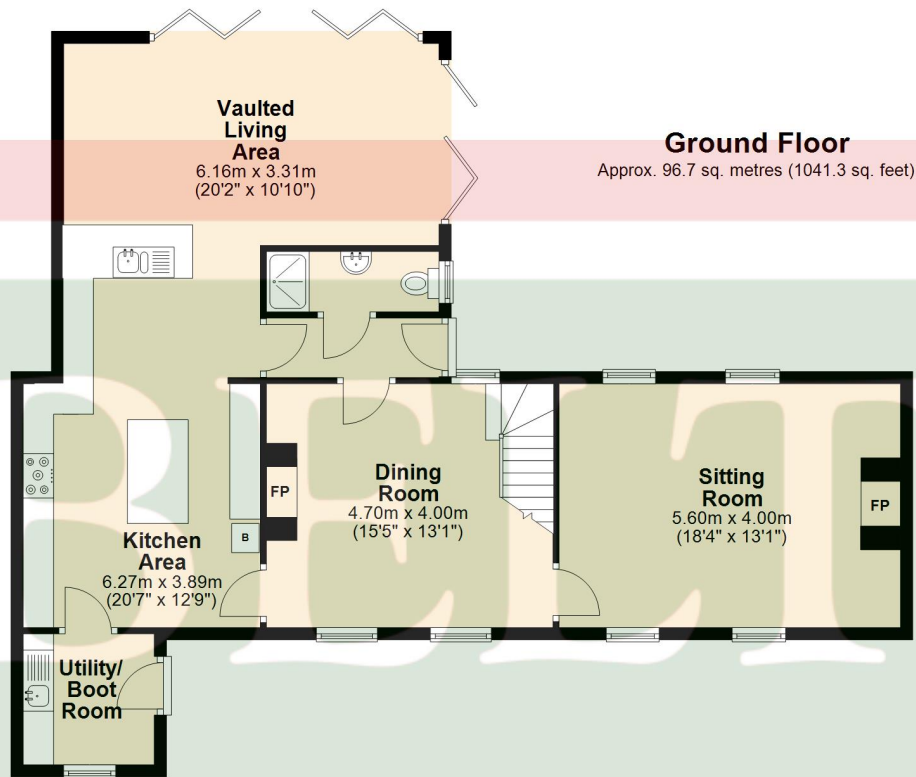
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 154.6 sq. metres (1664.0 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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