



**Gardeners Cottage, Weasenham**  
**Guide Price £550,000**

**BELTON DUFFEY**







# **GARDENERS COTTAGE, ROUGHAM END, WEASENHAM, NORFOLK, PE32 2SN**

An attractive detached period cottage with flexible 3/4 bedroom accommodation standing in a truly rural position in delightful grounds of 1/3 acre (sts).

## **DESCRIPTION**

Gardeners Cottage is an extended detached period former estate worker's cottage built of part rendered red brick under a pantiled roof in a delightful rural setting close to the popular village of Weasenham.

The accommodation briefly comprises garden room, re-fitted kitchen/breakfast room with separate utility, sitting room, study, ground floor 4th bedroom with en-suite, 3 first floor bedrooms and re-fitted family bathroom. The property further benefits from double glazed windows and doors in the main, oil-fired central heating, a large detached garage/workshop and useful timber summerhouse.

The cottage stands in attractive mature gardens, bordered by woodland, extending to approximately 1/3 acre (subject to survey), set back from the road behind high hedging and with parking available for several vehicles.

## **SITUATION**

Weasenham is a rural village with a mixture of period and modern properties around a large village green and pond with a primary school. The village is located 8 miles south of the town of Fakenham with its weekly market, 9 miles north of the market town of Swaffham, and only 4 miles from the amenity rich village of Great Massingham.

The surrounding countryside is attractive and well-wooded and the north Norfolk coast, an Area of Outstanding Natural Beauty, is within easy motoring distance, with its leisure facilities including sandy beaches, sailing, bird watching and walking etc.

## **GARDEN ROOM**

4.44m x 2.46m (14' 7" x 8' 1") at widest points.

UPVC fully glazed door to garden room, which also serves as the entrance hall, full length windows to front and glazed door to rear, pine clad ceiling, exposed brick wall, quarry tiled floor, radiator, ceiling fan light. Opening into:

## **INNER HALLWAY**

2.22m x 1.35m (7' 3" x 4' 5")

Cloaks hanging hooks, radiator, quarry tiled floor and partly tiled walls.





## **UTILITY ROOM**

2.12m x 1.87m (6' 11" x 6' 2")

UPVC double glazed window to front, space and plumbing for washing machine and tumble dryer, vanity unit with inset wash basin and storage cupboards below, WC. Full height tiling, ceramic tiled floor, chrome heated towel rail.

## **KITCHEN/BREAKFAST ROOM**

3.94m x 3.53m (12' 11" x 11' 7")

UPVC double glazed window to front, UPVC double glazed French doors to garden. A beautifully re-fitted kitchen in brilliant white featuring an excellent range of floor and wall mounted storage units, extensive worksurfaces with corner unit and shelving over and single drainer sink unit with swivel mixer tap, attractive complementary tiling.

Recess for range style cooker, space and plumbing for a dishwasher, fitted fridge and freezer, quarry tiled flooring.

## **SITTING ROOM**

3.96m x 3.65m (13' x 12')

A cosy and characterful room with UPVC to rear and UPVC French doors opening to garden, feature brick fireplace recess with quarry tiled hearth housing cast iron wood burner, radiator, herringbone oak flooring, door to staircase to first floor.

## **STUDY**

2.29m x 1.80m (7' 6" x 5' 11")

Dual aspect UPVC double glazed windows to rear and side with pleasant aspect over the gardens, radiator, laminate flooring.

## **GROUND FLOOR BEDROOM 4**

4.78m x 1.90m (15' 8 x 6' 3)

UPVC double glazed window to front, herringbone oak flooring, radiator, access to loft space.

## **EN SUITE SHOWER ROOM**

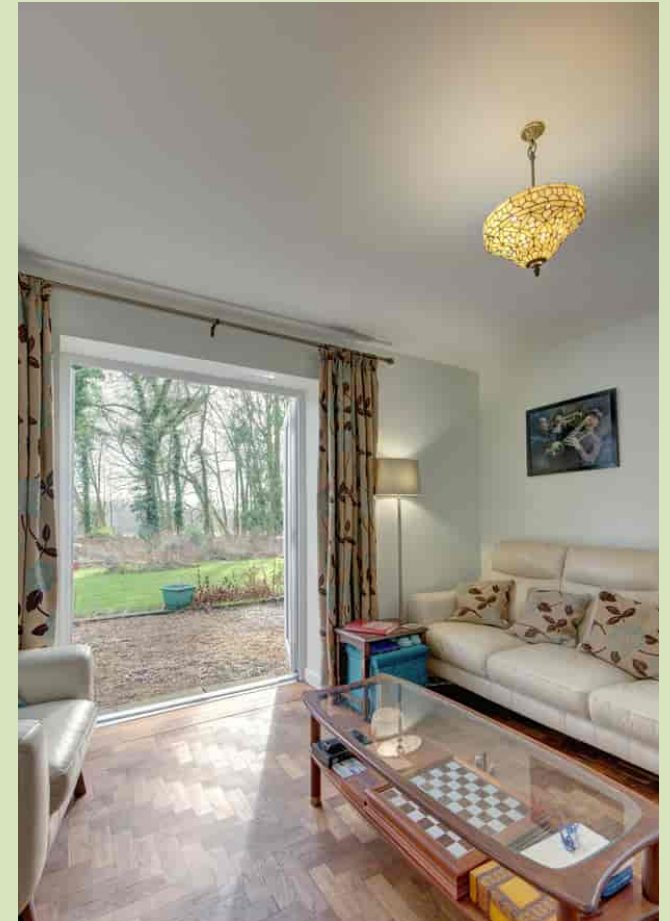
2.01m x 0.80m (6' 7" x 2' 7")

UPVC double glazed window to side. A wet room style shower room with fully tiled shower recess, wall mounted wash basin and WC, full height tiling, mosaic tiled flooring, radiator, extractor fan.

## **STAIRWELL AND FIRST FLOOR LANDING**

UPVC window to side, radiator, access to loft space, doors to;







## **BEDROOM 1**

4.18m x 3.64m (13' 9" x 11' 11")

UPVC double glazed window to front, radiator.

## **BEDROOM 2**

3.96m x 2.70m (13' 0" x 8' 10") at widest points.

UPVC window to rear, radiator.

## **BEDROOM 3**

3.38m x 2.28m (11' 1" x 7' 6")

UPVC double glazed window to side, shelved airing cupboard with louvred doors housing hot water cylinder, radiator.

## **BATHROOM**

2.78m x 2.38m (9' 1" x 7' 10") at widest points.

UPVC window to rear, re-fitted suite in white comprising panelled bath with electric shower over, wash basin and cupboard below, WC, full height tiling in contrasting ceramics, chrome heated towel rail, laminate flooring.

## **OUTSIDE**

Gardeners Cottage is set back from the lane behind a high brick and stone wall and mature hedging which provides a high degree of privacy. A gravel covered driveway (in separate ownership, but no longer used) provides informal parking for several vehicles and access to the large garage/workshop. A concrete pathway leads to the property. There is an attractive patio/seating area which overlooks the gardens and mature wooded perimeter borders containing shrubs, herbs, various fruit trees, bay trees, mature pines and hardwoods. Large timber summer house (4m x 4m (13' 1" x 13' 1")) on a concrete base with power and light connected and decked area.

The front garden is mainly lawned and the lawns wrap around the house to the side and rear. A five bar gate provides alternative access to the rear gardens from the lane with concrete paving, gravelled borders, concrete coal bunker and oil storage tank.

In all the gardens and grounds amount to approximately 1/3 acre (subject to survey) and are a particular feature of this property.

## **GARAGE/WORKSHOP**

9.33m x 6.42m (30' 7" x 21' 1")

Brick built with corrugated roof, power and light. Timber doors to the front.





## **DIRECTIONS**

Proceed out of Fakenham on the A1065 for approximately 6 miles, through the village of Weasenham St Peter, and out into open countryside. Continue on the A1065 for approximately 1/2 mile and turn right, signposted Rougham End. Gardeners Cottage is approximately 1/4 mile further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band F.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







**Garage/  
Workshop**  
9.33m x 6.42m  
(30'7" x 21'1")

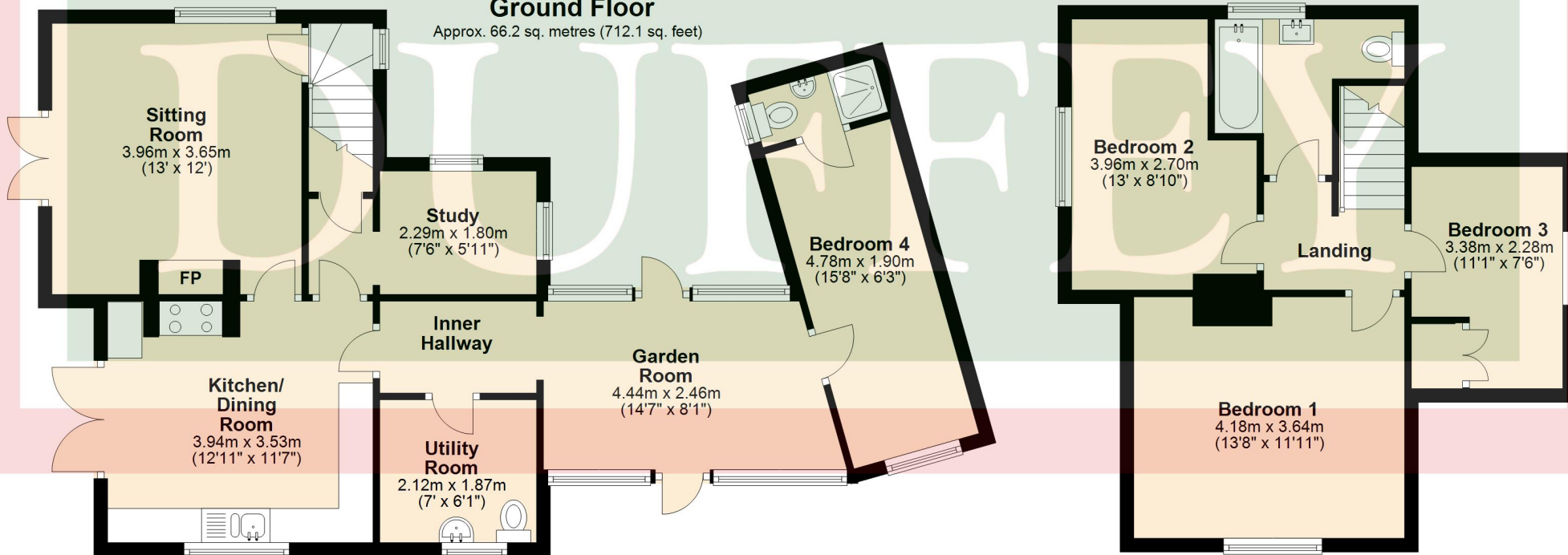


### First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)

### Ground Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



**Sitting  
Room**  
3.96m x 3.65m  
(13' x 12')

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**Study**  
2.29m x 1.80m  
(7'6" x 5'11")

**Inner  
Hallway**

**Kitchen/  
Dining  
Room**  
3.94m x 3.53m  
(12'11" x 11'7")

**Utility  
Room**  
2.12m x 1.87m  
(7' x 6'1")

**Garden  
Room**  
4.44m x 2.46m  
(14'7" x 8'1")

**Bedroom 4**  
4.78m x 1.90m  
(15'8" x 6'3")

**Bedroom 2**  
3.96m x 2.70m  
(13' x 8'10")

**Landing**

**Bedroom 3**  
3.38m x 2.28m  
(11'1" x 7'6")

**Bedroom 1**  
4.18m x 3.64m  
(13'8" x 11'11")

Total area: approx. 109.0 sq. metres (1173.3 sq. feet)





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