



**Cathedral Cottage, North Elmham**  
**Guide Price £395,000**

**BELTON DUFFEY**





# **CATHEDRAL COTTAGE, CHURCH LANE, NORTH ELMHAM, NORFOLK, NR20 5JU**

A period family house with superbly presented spacious 3 bedroom accommodation, driveway parking and garden situated in a charming setting overlooking the chapel ruins.

## **DESCRIPTION**

Cathedral Cottage is a semi detached period house built circa 1783 of painted rendered walls under a pantiled roof on the edge of the popular amenity rich village of North Elmham. The property stands in a delightful setting in a quiet part of the village with fine views towards the neighbouring church to the front and the Anglo Saxon chapel ruins behind. Formerly part of the George and Dragon pub, the cottage was converted into a characterful family home in the 1970s and has since been lovingly refurbished by the current owners.

The spacious flexible ground floor accommodation is accessed via an entrance lobby to the front of the property which leads to the dining room and sitting room which are divided by a central staircase. There is also a kitchen, snug, rear lobby and a garden room with double aspect windows overlooking the rear garden. Upstairs, the landing leads to 3 bedrooms, the principal having a luxury en suite bathroom with a freestanding roll top bath, and a well appointed family shower room. Further benefits include UPVC double glazed windows, oil-fired central heating with a cast iron wood burning stove in the sitting room and oak veneer internal doors. A useful attic space is accessed via a drop down ladder from bedroom 2 and has a dormer window to the rear with fine views over the chapel ruins.

Outside, there is an attractively landscaped rear garden with 2 useful outbuildings and driveway parking to the side for 2/3 cars.

## **SITUATION**

The village of North Elmham has good local facilities including a village shop, post office, primary school, GP surgery, 2 public houses, sports clubs and an active village hall. At Elmham Church are the ruins of a Saxon cathedral which was the centre of Christianity for the area before Ely and Norwich cathedrals were built. The nearby market towns of Dereham, Reepham and Fakenham (famous for its racecourse) offer an excellent range of supermarkets, schools and other facilities whilst the Georgian town of Holt is well known for its excellent shops and is also home of Greshams School.

The cathedral city of Norwich is situated to the southeast and is the regional centre and renowned for its shopping and cultural facilities, range of private schools as well as having a university, university hospital and several business parks. There are mainline railway stations at both Norwich and Downham Market with regular trains to London Liverpool Street and Kings Cross. Norwich also has an expanding domestic and international airport. Both the North Norfolk Coast and Norfolk Broads are within easy driving distance and the area is renowned for its unspoilt natural beauty.

## **ENTRANCE LOBBY**

A partly glazed timber entrance door with a storm porch over and outside light leads from the front of the property into the entrance lobby with space for coat hooks and shoe storage. Oak laminate flooring and a door leading into:







## **DINING ROOM**

4.42m x 3.97m (14' 6" x 13' 0")

Ample room for a large dining table and chairs with wiring for pendant lights over, fitted base cupboards with glazed display cabinets over and further storage cupboards under the staircase. Oak laminate flooring, radiator, wide window to the front, opening to the sitting room and a partly glazed door leading into:

## **KITCHEN**

3.96m x 2.40m (13' 0" x 7' 10")

A range of cream base and wall units with oak block worktops incorporating a butler sink with a chrome mixer tap, coloured glass splashbacks. Integrated appliances including an oven, microwave, ceramic hob with a stainless steel and glass extractor hood over, washing machine. Space for a freestanding fridge freezer, oil-fired boiler, display shelves, laminate flooring, radiator, window overlooking the rear garden and a partly glazed door leading into:

## **REAR LOBBY**

1.75m x 1.03m (5' 9" x 3' 5")

Useful double storage cupboard, laminate flooring, double aspect windows overlooking the rear garden and a partly glazed timber stable door leading outside.

## **SITTING ROOM**

4.42m x 3.30m (14' 6" x 10' 10")

Fireplace housing a cast iron wood burning stove on a slate tiled hearth with an oak mantel over, recess for log storage to the side with fitted cupboards, display shelves and a TV shelf. Exposed ceiling beams, radiator, window to the front and a staircase leading up to the first floor landing. Open plan to:

## **SNUG**

4.48m x 2.44m (14' 8" x 8' 0")

Extensive range of fitted bookshelves, radiator, window and a fully glazed door leading into:

## **GARDEN ROOM**

3.78m x 3.35m (12' 5" x 11' 0")

Radiator, double aspect windows overlooking the rear garden and partly glazed timber doors leading outside.

## **FIRST FLOOR LANDING**

Shelved airing cupboard housing the hot water cylinder, doors to the 3 bedrooms and family shower room.





## **BEDROOM 1**

4.57m x 3.85m (15' 0" x 12' 8")

Built-in wardrobe cupboard with louvre doors, radiator, double aspect windows to the front and side with views of the church. Door leading into:

## **EN SUITE BATHROOM**

2.97m x 2.44m (9' 9" x 8' 0") at widest points.

A white suite comprising a freestanding roll top bath on ball and claw feet, vanity storage unit with an oak block worktop incorporating a wash basin, WC. Illuminated mirror, vinyl flooring, radiator, partly panelled walls and recessed ceiling lights. Double aspect windows to the side and rear with views over the garden and the chapel ruins behind.

## **BEDROOM 2**

4.57m x 3.34m (15' 0" x 10' 11")

Built-in wardrobe cupboard with louvre doors, fitted bookshelves, radiator and a window to the front. Hatch with a drop down ladder to the attic space.

## **BEDROOM 3/STUDY**

2.42m x 2.37m (7' 11" x 7' 9")

Currently used as a study with a built-in cupboard with louvre doors, radiator and a window overlooking the rear garden and the chapel ruins behind.

## **SHOWER ROOM**

2.60m x 1.48m (8' 6" x 4' 10")

A white suite comprising a large shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, chrome towel radiator, tiled splashbacks, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

## **ATTIC**

5.58m x 2.16m (18' 4" x 7' 1")

Attic space accessed via a hatch with a drop down ladder from bedroom 2. Access to eaves, Velux window to the front and a dormer window to the rear overlooking the chapel ruins.

## **OUTSIDE**

Cathedral Cottage is approached directly off Church Lane with a step leading up to the front entrance porch with space to the sides for planters etc. A driveway to the side of the property provides parking in tandem for 2/3 cars with a tall timber pedestrian gate leading to the rear garden.

The garden has been attractively landscaped with an extensive paved terrace opening out from the garden room and rear lobby with a covered seating area and log store. Steps lead down to a further partly walled patio area and a lawn with well stocked shrub borders bounded by raised reclaimed railway sleepers. A paved walkway leads to the 2 outbuildings, screened plastic oil storage tank with a tall hedged boundary to the rear which, if reduced in height, could provide a view of the chapel ruins behind.





## **OUTBUILDING 1**

3.81m x 2.90m (12' 6" x 9' 6")

Brick and block built outbuilding with power and light and a window to the rear.

## **OUTBUILDING 2**

3.40m x 2.90m (11' 2" x 9' 6")

Brick built outbuilding with light, partly polycarbonate roof, windows to 2 aspects and tiled floor.

## **DIRECTIONS**

Leave Fakenham on the A1067 towards Norwich for approximately 9 miles and, before entering the village of Guist, take the right hand turning signposted North Elmham. Turn right onto the B1110 continuing over the river bridge and out into open countryside. Pass through the former railway viaduct and on into North Elmham. Continue on High Street following the left and right hand bends and turn into Church Lane on the left, just before the church. Cathedral Cottage is a little further up on the left-hand side.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

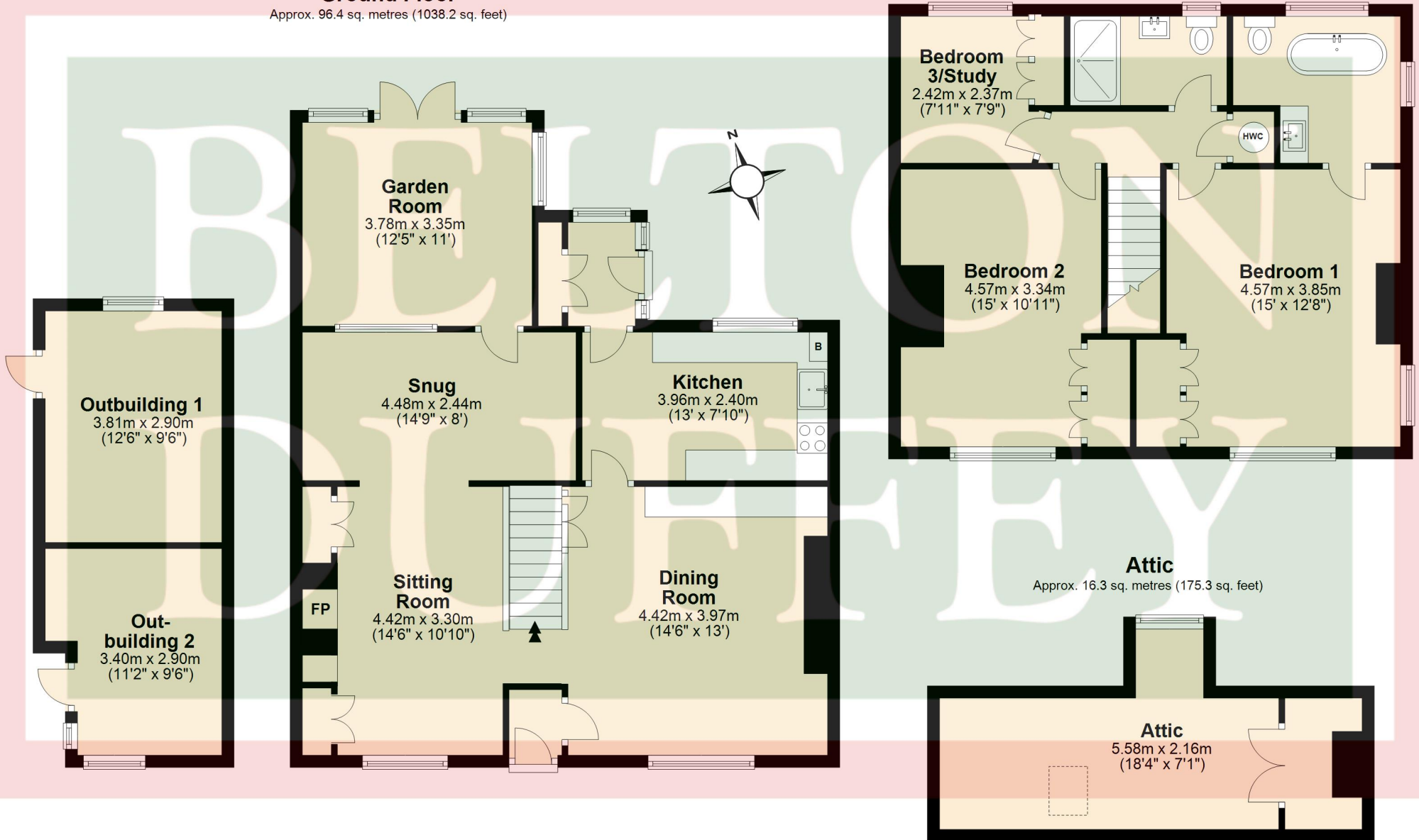
Strictly by appointment with the agent.





**First Floor**  
Approx. 57.4 sq. metres (617.8 sq. feet)

**Ground Floor**  
Approx. 96.4 sq. metres (1038.2 sq. feet)



Total area: approx. 170.1 sq. metres (1831.2 sq. feet)



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