



**Vine Cottage, East Barsham**  
**Guide Price £450,000**

**BELTON DUFFEY**





# VINE COTTAGE, LIME KILN LANE, EAST BARSHAM, NORFOLK, NR21 0LQ

GUIDE PRICE £450,000 - £475,000. A charming Grade II Listed detached residence situated in charming 1/3 acre gardens (sts) overlooking the River Stiffkey. No chain.

## DESCRIPTION

GUIDE PRICE £450,000 - £475,000. Vine Cottage is a charming Grade II Listed detached residence situated in the quiet popular village of East Barsham adjacent to the River Stiffkey which flows to the front of the property. The cottage retains many period features such as impressive fireplaces, exposed beamed ceilings, pamment tiled floors and an original bread oven. The spacious ground floor living accommodation comprises a boot room, cloakroom, kitchen/breakfast room with a separate dining room, sitting room, snug and bathroom. Upstairs, there are 3 double bedrooms, each accessed via their own staircase.

The property stands in attractive gardens and grounds amounting to approximately a third of an acre (subject to survey), with the majority of the garden to the rear, off road parking and a brick built detached double garage with connected store.

Vine Cottage is being offered for sale with no onward chain.

## SITUATION

East Barsham is a rural hamlet surrounded by undulating well-wooded countryside. The hamlet is dominated by a fine Tudor hall and within the village is a village inn/restaurant (currently cosed) and an attractive ancient church. Delightful walks can be taken from the village into open countryside and there is good horse riding within the vicinity.

East Barsham is situated virtually equal distance between Fakenham and Great Walsingham, being some 2 miles each way. Fakenham is a small market town with a variety of shops, banks, schools, racecourse and the River Wensum running through. Great Walsingham is a medieval village with the Roman Catholic shrine and has a variety of shops, farm shop complex, restaurants and public houses.

The coast at Wells-next-the-Sea is a further 4 miles from Great Walsingham with its many recreational facilities, sailing and wide sandy beaches. This part of Norfolk is particularly unspoilt with large Estates and farming communities.

## PORCH

A partly glazed timber entrance door with storm porch over leads into:

## SITTING ROOM

4.55m x 3.79m (14' 11" x 12' 5")

Impressive inglenook fireplace with pamment tiled hearth and bressumer beam over housing an original bread oven, exposed ceiling beams, engineered oak flooring. 2 radiators, door to staircase leading up to bedroom 1. Window and partly glazed door to the front of the property.







## **REAR BOOT ROOM**

2.70m x 2.70m (8' 10" x 8' 10")

Radiator, loft hatch, vinyl flooring, window and a partly glazed door leading outside to the rear garden.

## **CLOAKROOM**

1.72m x 1.04m (5' 8" x 3' 5")

Wash basin with storage cupboard below, WC, radiator and vinyl flooring. Window to the rear.

## **INNER LOBBY**

Understairs storage cupboard.

## **KITCHEN/BREAKFAST ROOM**

5.63m x 2.75m (18' 6" x 9' 0")

Range of cream base and wall units with granite effect laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Single oven, ceramic hob with a stainless steel extractor hood, spaces and plumbing for a washing machine, dishwasher and fridge freezer. Cupboard housing oil-fired boiler and hot water cylinder with 2 further storage cupboards to the side, radiator and vinyl flooring. Double aspect windows to the side and overlooking the rear garden.

## **DINING ROOM**

4.49m x 2.64m (14' 9" x 8' 8")

Fireplace housing a decorative cast iron cooking range (available by separate negotiation) on a raised pamment tiled hearth with a bressumer beam over, ceiling beams, pamment tiled floor and radiator. Door to staircase to bedroom 3 with understairs storage cupboard, double aspect windows to the front and side of the property.

## **SNUG**

4.49m x 3.63m (14' 9" x 11' 11")

Exposed brick fireplace with pamment tiled hearth and bressumer beam, exposed ceiling beams, laminate flooring. Radiator, door to staircase leading up to bedroom 2, understairs storage cupboard and a further storage cupboard. Window and a partly glazed door leading outside to the front of the property.

## **BATHROOM**

2.87m x 2.13m (9' 5" x 7' 0")

Suite comprising a panelled bath, glazed shower cubicle, pedestal wash basin and WC. Tiled splashbacks, radiator, vinyl flooring and a window to the rear.







## **FIRST FLOOR**

The first floor comprises 3 double bedrooms, all accessed via their own staircases and connecting doors.

### **BEDROOM 1**

5.69m x 4.64m (18' 8" x 15' 3")

Exposed pine floorboards, radiator, loft hatch, pedestal wash basin and staircase from the ground floor. Window to the front of the property overlooking the river.

### **BEDROOM 2**

4.47m x 4.13m (14' 8" x 13' 7")

Exposed pine floorboards, radiator, pedestal wash basin and staircase from the ground floor. Window to the front of the property overlooking the river.

### **BEDROOM 3**

4.57m x 4.11m (15' 0" x 13' 6")

Exposed pine floorboards, radiator and staircase from the ground floor. Window to the front of the property overlooking the river.

## **OUTSIDE**

Vine Cottage is situated on a quiet lane set back a little from the road behind a small lawn with hedging to the front boundary. Double timber gates to the side lead onto a grassed driveway with parking and leading further to the garage. There are also 2 attached stores and further coal store.

A pedestrian gate to the other side of the property also leads to the rear gardens, which are hedged on both sides with a large lawned area interspersed with mature trees, oil storage tank.

In all, the gardens and grounds amount to approximately a third of an acre (subject to survey).

## **DOUBLE GARAGE**

Brick built detached garage with a tiled roof. Comprising:

GARAGE AREA - 5.60m x 5.48m (18' 4" x 18' 0")

2 two up and over doors, pedestrian door and window to the side. Door to:

STORE ROOM - 5.60m x 1.43m (18' 4" x 4' 8")

2 high level windows to the rear.





## **DIRECTIONS**

Proceed out of Fakenham on the A148 and turn right at the large roundabout. Continue for approximately 50 yards and turn left signposted Barsham and Walsingham. Proceed out into open countryside and after approximately 2 miles you will enter the village of East Barsham with the church and village inn on the left-hand side, then take the next left onto Lime Kiln Lane. You will see Vine Cottage a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band n/a (exempt as a Grade II Listed building).

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

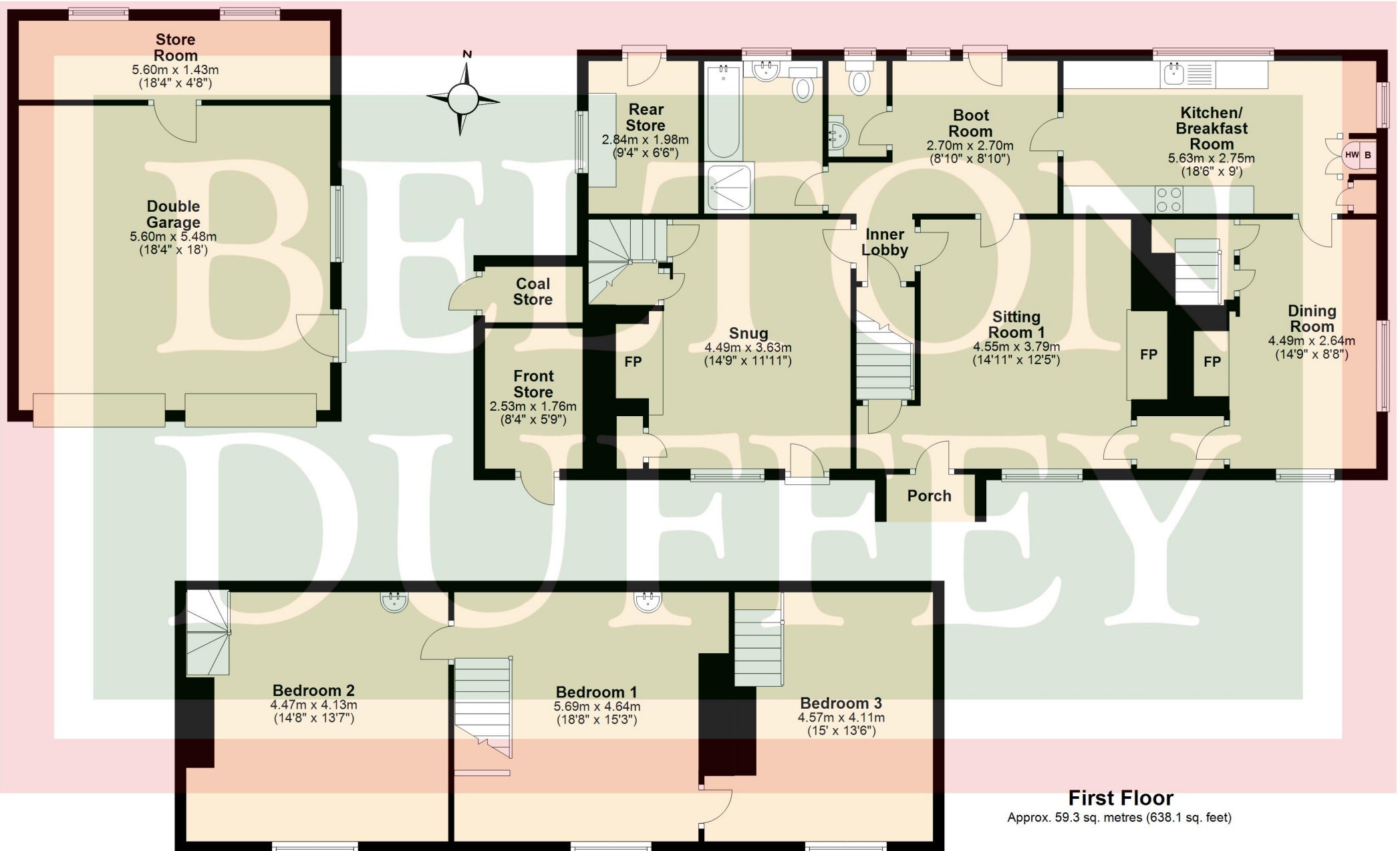
Strictly by appointment with the agent.





## Ground Floor

Approx. 162.7 sq. metres (1751.5 sq. feet)



## First Floor

Approx. 59.3 sq. metres (638.1 sq. feet)

Total area: approx. 222.0 sq. metres (2389.5 sq. feet)





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