



**Rose Cottage, Stibbard**  
**Guide Price £275,000**

**BELTON DUFFEY**



## ROSE COTTAGE, WOOD NORTON ROAD, STIBBARD, NORFOLK, NR21 0EY

A quintessential 3 bedroom 'chocolate box' character cottage, requiring light refurbishment, situated in a charming rural setting on the edge of the village. No onward chain.

### DESCRIPTION

Rose Cottage is a quintessential 'chocolate box' character cottage, now requiring a programme of light refurbishment throughout. The Cottage is situated in a charming rural setting on the edge of the popular and conveniently located village of Stibbard, just a 25 minute drive from the north Norfolk coast, an Area of Outstanding Natural Beauty. Believed to have been built circa 1820 of rendered elevations under a pantiled roof, this detached cottage is side onto the road with a low brick and flint wall to the front boundary making the most of the views over neighbouring paddock land.

The current owners have carried out a programme of some refurbishment whilst retaining character and period features such as exposed beams, latch doors and an impressive original fireplace. There is ground floor accommodation comprising a kitchen/breakfast room, sitting room which is open plan to the dining area, a snug and a utility/shower room. Upstairs, the landing leads to 3 bedrooms and a bathroom.

The cottage has attractively landscaped partly walled cottage gardens with 2 parking areas and is being offered for sale with no onward chain.



## **SITUATION**

Stibbard is a rural village surrounded by undulating and well-wooded countryside, with a mixture of cottages, period houses and modern properties, and the benefit of a primary school and a Parish Church.

The village is conveniently located 5 miles east of the market town of Fakenham with the Georgian market town of Holt 13 miles to the north east. The Cathedral City of Norwich is approximately 21 miles to the south east with its mainline station to London Liverpool Street and international airport. The north Norfolk coast, an Area of Outstanding Natural Beauty, is also easily accessible from the village.

## **KITCHEN/BREAKFAST ROOM**

5.69m x 2.38m (18' 8" x 7' 10")

A partly glazed door leads from the front of the property into the kitchen/breakfast room with a range of contemporary gloss sage green base units with soft close drawers and cupboards. Square edged laminate worktops incorporating a stainless steel one and a half bowl sink with chrome mixer tap, tiled splashbacks and a breakfast bar with space under for stools. Integrated appliances including a Bosch oven, Neff ceramic hob, fridge and freezer, integrated waste bins. Freestanding slimline dishwasher, ceramic floor tiles, electric radiator, recessed ceiling lights and room for freestanding furniture. Double aspect timber framed windows to the front and side and doors to the sitting room and dining area.

## **SITTING ROOM**

4.01m x 3.63m (13' 2" x 11' 11")

An impressive red brick fireplace housing a wood burning stove on a stone hearth with a bressumer beam over, fitted display shelves to one side featuring part of an old winder staircase. Exposed ceiling beam, engineered oak flooring and painted timber panelled ceiling. UPVC window to the front and a partly glazed timber door leading outside. The sitting room is open plan to the dining area with vertical beams and a step down dividing these spaces.

## **DINING AREA**

4.27m x 1.88m (14' 0" x 6' 2")

Seagrass carpet, electric radiator, 2 UPVC windows to the rear and a door to the kitchen/breakfast room.

## **SNUG**

3.67m x 3.63m (12' 0" x 11' 11")

Engineered oak flooring, electric radiator, exposed ceiling beam, understairs storage cupboard and a UPVC window to the front. Arched door leading into:

## **UTILITY/SHOWER ROOM**

2.36m x 1.58m (7' 9" x 5' 2")

Laminate worktop incorporating a recessed ceramic sink with a chrome swan neck mixer tap, space and plumbing for a washing machine. Shower cubicle with an electric shower, porcelain floor tiles, electric radiator and partly tiled walls. UPVC window to the rear and a door leading into:





## **WC**

WC, porcelain floor tiles, coat hooks and feature cork wall tiles.

## **FIRST FLOOR LANDING**

Loft hatch, pendant light above the staircase, display shelf and a UPVC window to the rear.

## **BEDROOM 1**

3.78m x 3.45m (12' 5" x 11' 4")

A range of fitted wardrobe cupboards with old pine doors and a dressing table (made from floorboards recovered from the property during its refurbishment), seagrass carpet and wall lights. UPVC window to the front with fine views over neighbouring paddock land.

## **BEDROOM 2**

3.76m x 2.70m (12' 4" x 8' 10")

Electric radiator, wall lights and a UPVC window to the front with fine views over neighbouring paddock land.

## **BEDROOM 3**

4.08m x 1.86m (13' 5" x 6' 1")

Range of fitted storage cupboards, electric radiator, skylight window.

## **BATHROOM**

2.75m x 1.86m (9' 0" x 6' 1")

A suite comprising a tile panelled bath with an electric shower and glass shower screen over, wall mounted wash basin, WC. Partly tiled walls, wide display shelf with a mirrored back, painted ceiling beam, electric radiator and cork floor tiles. UPVC window to the side.

## **OUTSIDE**

Rose Cottage is accessed through a picket fence with a pedestrian gate which opens onto a small lawned front garden with a stepping stone walkway to the entrance doors to the front of the property, outside lighting. There is a low brick and flint wall to the front boundary making the most of the views over neighbouring paddock land. Climbing roses, space for planters and a perimeter border.

To the far side of the property, there is a further walled garden with a lawn, paved and gravelled seating area, gabion cages, perimeter borders and a timber shed/summer house. Outside electrical socket and water tap.

The property is being sold with indemnity policies in respect of the use of 2 areas with space for parking 2 cars. Please ask Belton Duffey for more information.

## **DIRECTIONS**

Leave Fakenham on the A1067 heading east for approximately 4 miles and turn left signposted Stibbard. Take the first right onto Wood Norton Road where you will see the property approximately a mile further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, private drainage and mains electricity. Electric radiator heating. EPC Rating Band F.

North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone 01263 513811. Council Tax Band C.

## **TENURE**

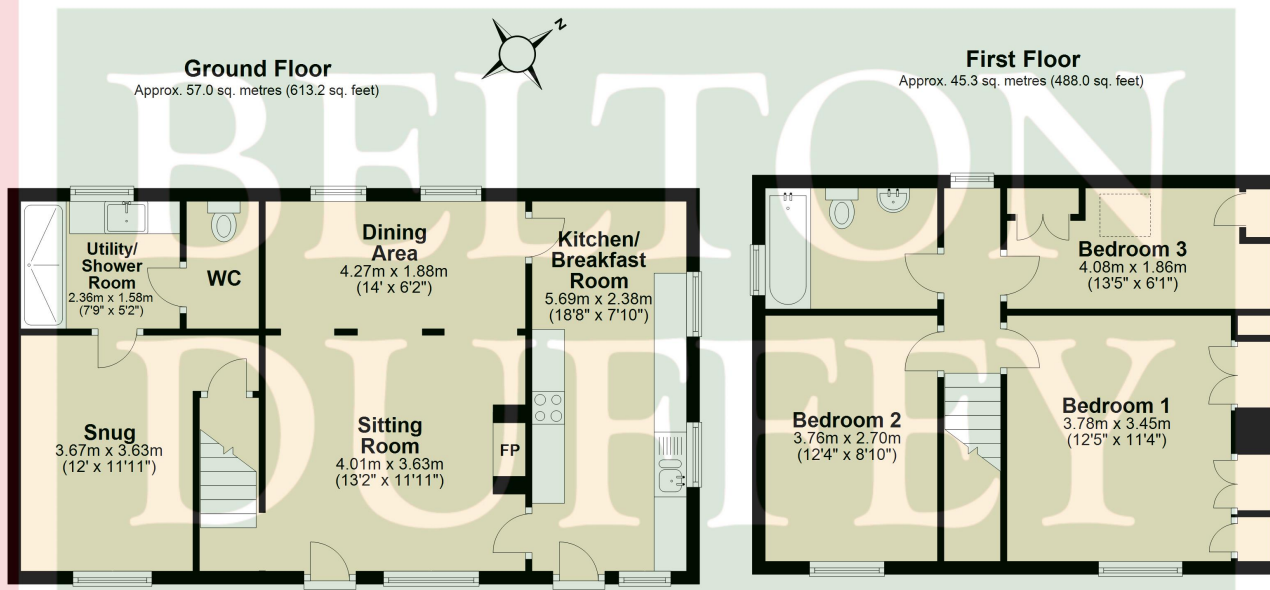
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 102.3 sq. metres (1101.2 sq. feet)





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