



Crome Cottage, Coxford
Offers in Excess of £700,000

BELTON DUFFEY



CROME COTTAGE, OLD FAKENHAM ROAD, COXFORD, NORFOLK, PE31 6TB

A detached period cottage in charming village setting offering outstanding accommodation together with mature gardens and paddock totalling 0.87 acre (sts).

DESCRIPTION

Crome Cottage is a 4 double bedroom, 3 reception room, plus study, period property dating back, in parts, to the 17th century, having been built of brick and flint walls under a clay pantiled roof. The cottage retains much of its period detail including wattle and daub walls, exposed ceiling timbers, pamment tiled and timber floors with original fireplaces and has been sympathetically extended and improved in more recent years to provide spacious contemporary accommodation in a charming village setting.

The ground floor comprises a welcoming hallway, sitting room and dining room, both with fireplaces, garden room with lovely views over the grounds, fitted kitchen/breakfast room, utility/boot room, cloakroom and study, while, on the first floor there are four double bedrooms, one with en-suite bathroom and a family shower room. The grounds, amounting to 0.87 acre (subject to survey), are a particular feature of the property and include mature, well stocked formal gardens with river frontage, a mainly grassed paddock and extensive parking area. Outbuildings include a large detached barn/garage, summerhouse and brick storage sheds.

Crome Cottage represents a rarely available combination of character, spacious accommodation, large grounds and village location and we warmly recommend a personal inspection at your earliest convenience.

SITUATION

The hamlet of Coxford, with Andy's Stores within walking distance at Four Winds crossroads, is close to the village of East Rudham, a rural village with a scattering of houses and cottages set mainly around the village green. Close to the source of the River Wensum, close by is the Houghton Hall Estate surrounded by beautiful countryside. Adjoined to East Rudham is the smaller village of West Rudham which both benefit from an art gallery, mobile Post Office, celebrated public house The Crown, tea shop, veterinary surgery, primary school, parish church, playing fields and a village hall.

The north Norfolk coast, an Area of Outstanding Natural Beauty, is some 13 miles to the north and The Royal Sandringham Estate is 12 miles to the west with the fine Cathedral city of Norwich, with its own rail link to London Liverpool Street and international airport. a 45 minute drive to the east.

PORCH

Canopy porch with Clematis over and entrance door leading into:

ENTRANCE HALL

4.40m x 1.66m (14' 5" x 5' 5")

Staircase to first floor landing with storage cupboard under, old brick and pamment flooring, exposed wall and ceiling beams, radiator.



SITTING ROOM

4.56m x 4.34m (15' 0" x 14' 3")

A spacious and characterful room with twin windows to front, feature arched inglenook fireplace housing cast iron wood burner, storage cupboard housing oil-fired boiler, pamment tiled flooring, two radiators, wall light points, exposed ceiling beams.

DINING ROOM

4.37m x 4.34m (14' 4" x 14' 3")

A cosy room with twin windows to front, feature brick fireplace with copper canopy and wrought iron grate, pamment tiled flooring, two radiators, exposed ceiling beams, brick arched recess with fitted storage cupboard, two additional cupboards to side of fireplace, wall light point.

GARDEN ROOM

4.44m x 4.37m (14' 7" x 14' 4")

Double fully glazed doors and full height side windows affording pleasant aspect over and access to the patio area and garden beyond, ceramic tiled flooring, feature contemporary style solid fuel burner, exposed ceiling beam, wall light points. Open plan to:

KITCHEN/BREAKFAST ROOM

4.44m x 3.01m (14' 7" x 9' 11")

A spacious farmhouse style kitchen with an excellent range of floor and wall mounted storage units in shaker styling, extensive natural Oak worksurfaces with corner sink unit, high level breakfast bar, attractive complimentary tiling in contracting ceramics. Modern LPG-fired range style cooker with extractor over, fitted dishwasher, fitted fridge and freezer, large pantry cupboard, ceramic tiled flooring, radiator, exposed ceiling beam, shelved recess, pelmet lighting, ceiling recessed downlighters.

UTILITY/BOOT ROOM

4.44m x 2.96m (14' 7" x 9' 9" max)

Window to rear, door to side, fitted worksurface with inset butler sink unit and storage below, space and plumbing for washing machine, quarry tiled flooring, radiator, built-in cupboard, ceiling recessed downlighters.

CLOAKROOM

2.39m x 1.39m (7' 10" x 4' 7")

Window to rear, WC, pedestal wash basin, quarry tiled flooring, radiator, exposed brick and flint wall, double storage cupboard.

STUDY

2.86m x 1.86m (9' 5" x 6' 1")

Windows to rear and side, quarry tiled flooring, built-in storage cupboard.



GALLERIED FIRST FLOOR LANDING

Spacious galleried first floor landing with room for freestanding furniture, window to front, vaulted ceiling with exposed timbers, original side shelf to staircase.

BEDROOM 1

4.34m x 4.03m (14' 3" x 13' 3")

A stunning double bedroom with vaulted ceiling, exposed timbers and windows to front and side, radiator, shelved recess.

BEDROOM 2

4.34m x 4.16m (14' 3" x 13' 8")

Windows to front and side, vaulted ceiling, exposed timbers, two radiators.

REAR LANDING

Shelved double airing cupboard housing the hot water cylinder.

BEDROOM 3

4.44m x 2.96m (14' 7" x 9' 9")

Windows to rear and side with garden views, two radiators, exposed ceiling beams.

EN SUITE BATHROOM

4.39m x 2.10m (14' 5" x 6' 11")

Window to rear, suite comprising panelled bath with shower mixer tap, shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Full height tiling, ceramic tiled flooring, heated chrome towel rail, exposed ceiling beams, radiator.

BEDROOM 4

4.44m x 2.68m (14' 7" x 8' 10")

Windows to rear and side with garden views, fitted double wardrobe cupboard, two radiators, exposed ceiling beams.

FAMILY SHOWER ROOM

2.86m x 2.56m (9' 5" x 8' 5")

Window to rear, luxury suite including walk-in fully tiled shower cubicle with electric shower, wall mounted vanity unit with storage cupboard and inset wash basin and WC. Ceramic tiled flooring, contemporary heated towel rail with matt painted finish.



OUTSIDE

To the front of the property there are gravel beds with hydrangea plants, flint edged flower borders and hedging to the sides. Picket gates to the east and west of the house with gravel walkways which lead to a garden storage and preparation area on the east side of the cottage, oil tank, LPG tanks to the cooker and to two brick and flint outbuildings. Through a picket gate to the west side of the cottage with a flint wall and mature laurels leading down to the terrace at the rear of the house. Further to the west is a gravel vehicular driveway providing extensive parking for several vehicles and leading to the detached double garage.

To the rear of the property there is a generous flagstone split-level patio/sun terrace and picket fencing with gate leading to extensive lawns and timber summerhouse, all with a backdrop of mature trees including several mature yew trees, fruit trees, high laurel hedge to the west, mature shrubs and riverside walkway leading through to the paddock.

The garden to the north fronts on to the River Tatt. To the west side of the property with its own separate access off Old Fakenham Road is the paddock including multi-purpose all weather surface, hedged and trees on all sides and stock proofed. Within this area are mature sycamore trees, may blossom, pine trees and flowering cherry. Just on the edge of the paddock by the rear of the garage there is a vegetable plot and a greenhouse. The gardens and paddocks amount to 0.87 acre (subject to survey) and offer a high degree of privacy.

DOUBLE GARAGE

(23' 6 x 19' 10)

Of timber construction with two pairs of double doors to the front, pitched roof, power and light, pedestrian door and side windows.

DIRECTIONS

Proceed out of Fakenham on the A148 heading west towards King's Lynn. After passing the right-hand turn to Hunstanton and Docking take the left-hand turning which is a slip road down the hill into the hamlet of Coxford. Proceed through this tiny hamlet where the property will be found further up on the right-hand side.

OTHER INFORMATION

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

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band F.

TENURE

This property is for sale Freehold.

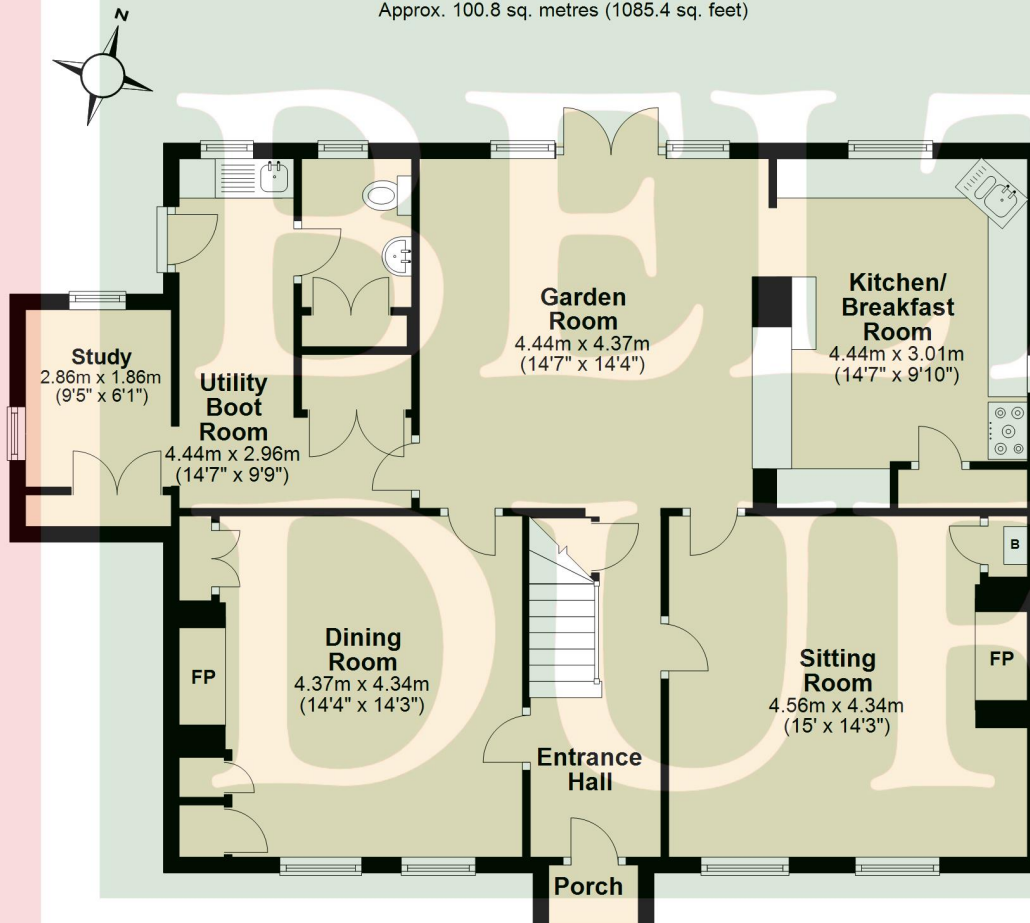
VIEWING

Strictly by appointment with the agent.



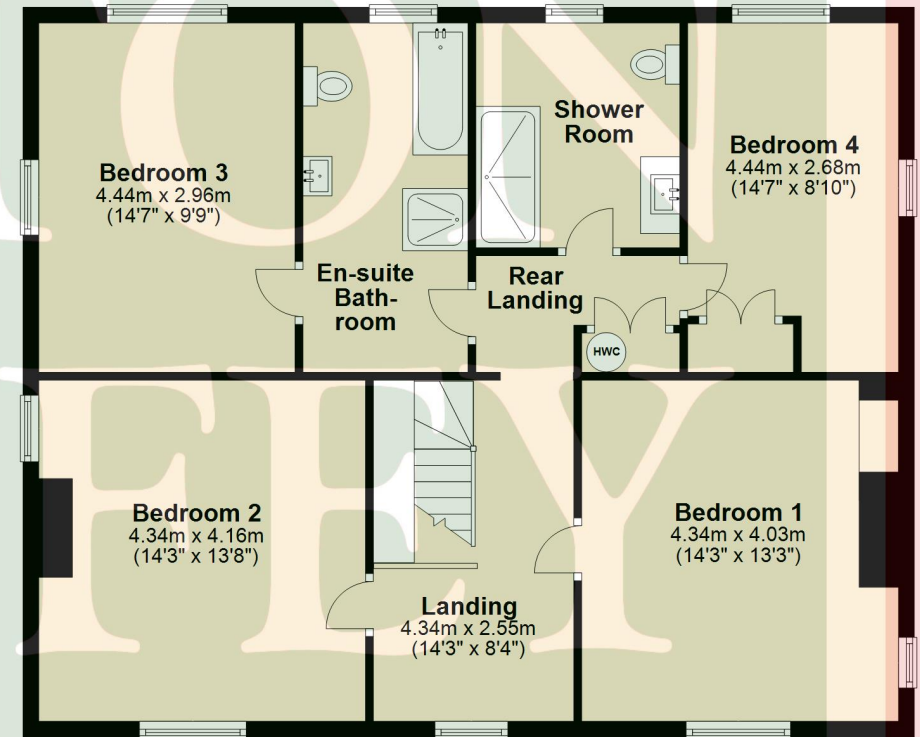
Ground Floor

Approx. 100.8 sq. metres (1085.4 sq. feet)



First Floor

Approx. 97.1 sq. metres (1044.8 sq. feet)



Total area: approx. 197.9 sq. metres (2130.2 sq. feet)



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