



**Autumn Cottage, Whissonsett**  
**Guide Price £600,000**

**BELTON DUFFEY**





# **AUTUMN COTTAGE, THE COMMON, WHISSONSETT, NORFOLK, NR20 5SZ**

Detached period cottage with a detached annexe, totalling 5 en-suite bedrooms, in a rural location with garaging and grounds of 0.56 acre (sts). No chain.

## **DESCRIPTION**

Autumn Cottage is a lovely period detached country cottage situated in a truly rural location surrounded by open countryside down a dead end lane with the benefit of an independent annexe, all standing in 0.56 acre gardens and grounds (subject to survey). Formerly a row of farm workers' cottages, the main house now provides spacious flexible 3 bedroom, 3 bathroom accommodation with 4 large reception rooms. Further benefits include oil-fired central heating, a fireplace housing a wood burning stove in the sitting room, oak boarded and quarry tiled floors, exposed beams and latch doors.

The annexe includes an open plan sitting/dining room with a kitchen/breakfast room, 2 en suite bedrooms and its own pretty cottage style garden.

The gardens and grounds are a delight and are surrounded by countryside to all sides, accessed over a long driveway leading to an extensive parking area with a large garage/workshop and further timber garage.

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

## **SITUATION**

Whissonsett is a pretty, rural mid-Norfolk village surrounded by farmland and orchards with a parish church, village hall and playing field. Whissonsett or Witcingkeseta, as it was known in the Domesday Book, means either the settlement of the Witcing tribe or a place of watery meadows and, as the village is in a valley on a tributary of the River Wensum with many wells and springs, this description is very apt.

The village is well placed for easy access to the market towns of Fakenham and Dereham with nearby schools in Brisley, Colkirk, Litcham and Fakenham. The north Norfolk coast, an Area of Outstanding Natural Beauty renowned for its sandy beaches, bird reserves and sailing, is only 16 miles to the north.

## **MAIN HOUSE**

### **PORCH**

A partly glazed door leads from the property's driveway into the porch with 2 windows overlooking the garden. Partly glazed door leading into:

### **RECEPTION HALL**

Oak boarded floor, staircase to the first floor landing and a window overlooking the garden. Doors to the cloakroom and kitchen/breakfast room.

### **CLOAKROOM**

WC, pedestal wash basin, quarry tiled floor and a window to the west.







## **KITCHEN/BREAKFAST ROOM**

5.67m x 3.66m (18' 7" x 12' 0") A range of pine wall and base units with tiled worktops incorporating a resin sink unit, tiled splashbacks. Recess housing an oil-fired Rayburn stove, integrated hob with an extractor hood over, space and plumbing for a washing machine, space for a tall fridge freezer. Walk-in pantry cupboard, quarry tiled floor, 2 windows to the west, door to the sitting room and glazed double doors leading into:

## **DINING ROOM**

5.93m x 2.90m (19' 5" x 9' 6") A bright and airy room with a half vaulted ceiling with exposed beams and double aspect windows overlooking the gardens. Oak boarded floor, feature flint walling and a partly glazed door leading outside onto a paved terrace with a pergola over.

## **SITTING ROOM**

6.49m x 3.66m (21' 4" x 12' 0") Brick and flint fireplace housing a multi-fuel stove on a pamment tiled hearth with a Bressumer beam over. Oak boarded floor, 3 windows to the west, door to the study and glazed sliding doors leading into the garden room. Please note there is a lift installed leading up to bedroom 1 which has replaced a staircase which could be put back (subject to the necessary permissions).

## **GARDEN ROOM**

5.22m x 2.69m (17' 2" x 8' 10") Another bright and airy double aspect reception room with windows overlooking the garden, fitted storage cupboard, tiled floor and French doors leading outside to the garden.

## **STUDY**

3.93m x 2.76m (12' 11" x 9' 1") Feature carrstone and cobbled wall, oak boarded floor, window overlooking the garden and a door leading outside to the driveway.

## **FIRST FLOOR LANDING**

Velux window and doors to bedrooms 2 and 3.

## **BEDROOM 1**

6.48m x 3.60m (21' 3" x 11' 10") at widest points. Built-in wardrobe cupboard housing the hot water cylinder, window to the west and 3 east facing Velux windows. Loft hatch and a door to the en suite shower room. Lift down to the sitting room.

## **EN SUITE SHOWER ROOM**

2.78m x 1.78m (9' 1" x 5' 10") A large shower cubicle with a chrome mixer shower, pedestal wash basin, bidet and WC. Tiled splashbacks and a window to the west with obscured glass.

## **BEDROOM 2**

3.60m x 2.47m (11' 10" x 8' 1") Window to the west, loft hatch, connecting door to bedroom 1 and a door to:







## **EN SUITE SHOWER ROOM**

2.37m x 0.78m (7' 9" x 2' 7") Shower cubicle with a mixer shower, wash basin, WC and tiled splashbacks.

## **BEDROOM 3**

3.93m x 2.50m (12' 11" x 8' 2") at widest points. Double aspect windows to the south and west, built-in cupboard, display recess and a door leading to:

## **EN SUITE SHOWER ROOM**

2.37m x 0.77m (7' 9" x 2' 6") Shower cubicle with a mixer shower, wash basin, WC and tiled splashbacks.

## **OUTSIDE**

Autumn Cottage is approached down a long gravelled driveway leading to an extensive hardstanding parking area with space for several vehicles and providing access to the double garage/workshop and a further timber garage. The delightful garden comprise extensive lawns, shrubs, evergreens and mature trees including Willow and fruit trees with hedged boundaries and views over neighbouring farmland. 2 timber sheds, covered storage area, heating oil tank and a paved terrace with a pergola over with room for a table and chairs.

In all, the gardens and grounds amount to approximately 0.56 acre (subject to survey).

## **GARAGE/WORKSHOP**

8.20m x 5.60m (26' 11" x 18' 4") Remote control roller shutter door to the front, power and light, 2 windows to the side and partly glazed double doors giving access to the garden.

## **ANNEXE ACCOMMODATION**

### **ANNEXE SITTING/DINING ROOM**

5.60m x 3.27m (18' 4" x 10' 9") Bright and airy open plan room with a vaulted ceiling, window to the south and French doors leading outside to the annexe garden. Laminate flooring and an opening to:

### **ANNEXE KITCHEN/BREAKFAST ROOM**

2.76m x 2.46m (9' 1" x 8' 1") A range of wall and base units with laminate worktops incorporating a stainless steel sink, tiled splashbacks. Breakfast bar with space under for stools, cooker space and space and plumbing for a washing machine. Window to the west and doors to the 2 bedrooms.

### **ANNEXE BEDROOM 1**

4.01m x 2.60m (13' 2" x 8' 6") Window to the east, French doors leading outside to the annexe garden, loft hatch and a door to:

### **ANNEXE EN SUITE SHOWER ROOM**

1.69m x 1.58m (5' 7" x 5' 2") Shower cubicle with an electric shower, pedestal wash basin, WC, tiled splashbacks and a window with obscured glass.







## **ANNEXE BEDROOM 2**

3.45m x 2.76m (11' 4" x 9' 1") at widest points. Window to the west and a door leading to:

## **ANNEXE EN SUITE SHOWER ROOM**

1.83m x 1.57m (6' 0" x 5' 2") Shower cubicle with an electric shower, pedestal wash basin, WC, tiled splashbacks and a window with obscured glass.

## **ANNEXE GARDEN**

The annexe has its own garden with a paved terrace and lawn, bounded by picket fencing. Shed and covered store.

## **DIRECTIONS**

Proceed out of Fakenham on the Dereham Road taking the first turning signposted to Colkirk. Proceed into the village of Colkirk, pass the church and the pub on your right and bear right on the right hand bend and take the first left signposted Whissonsett. Proceed out of the village into open country and as you approach Whissonsett you will see a large farmhouse on your right and The Common lane will be on your left. Turn down this lane where you will find Autumn Cottage at the end on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity with solar panels installed. Oil-fired central heating to Main House and electric radiator heating to Annexe. EPC Rating Bands: Main House - Band F, Annexe Band E.

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Bands: Main House - Band C, Annexe - Band A.

## **TENURE**

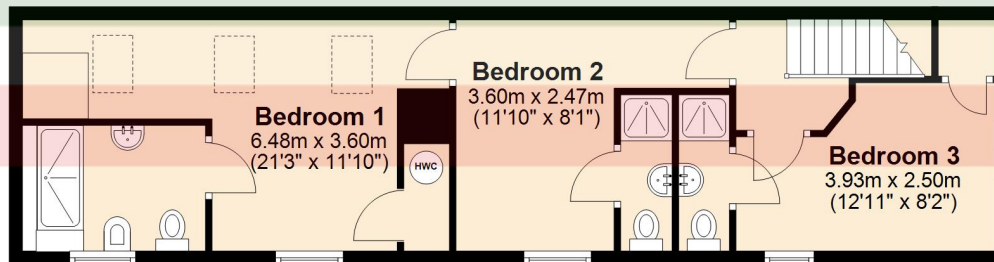
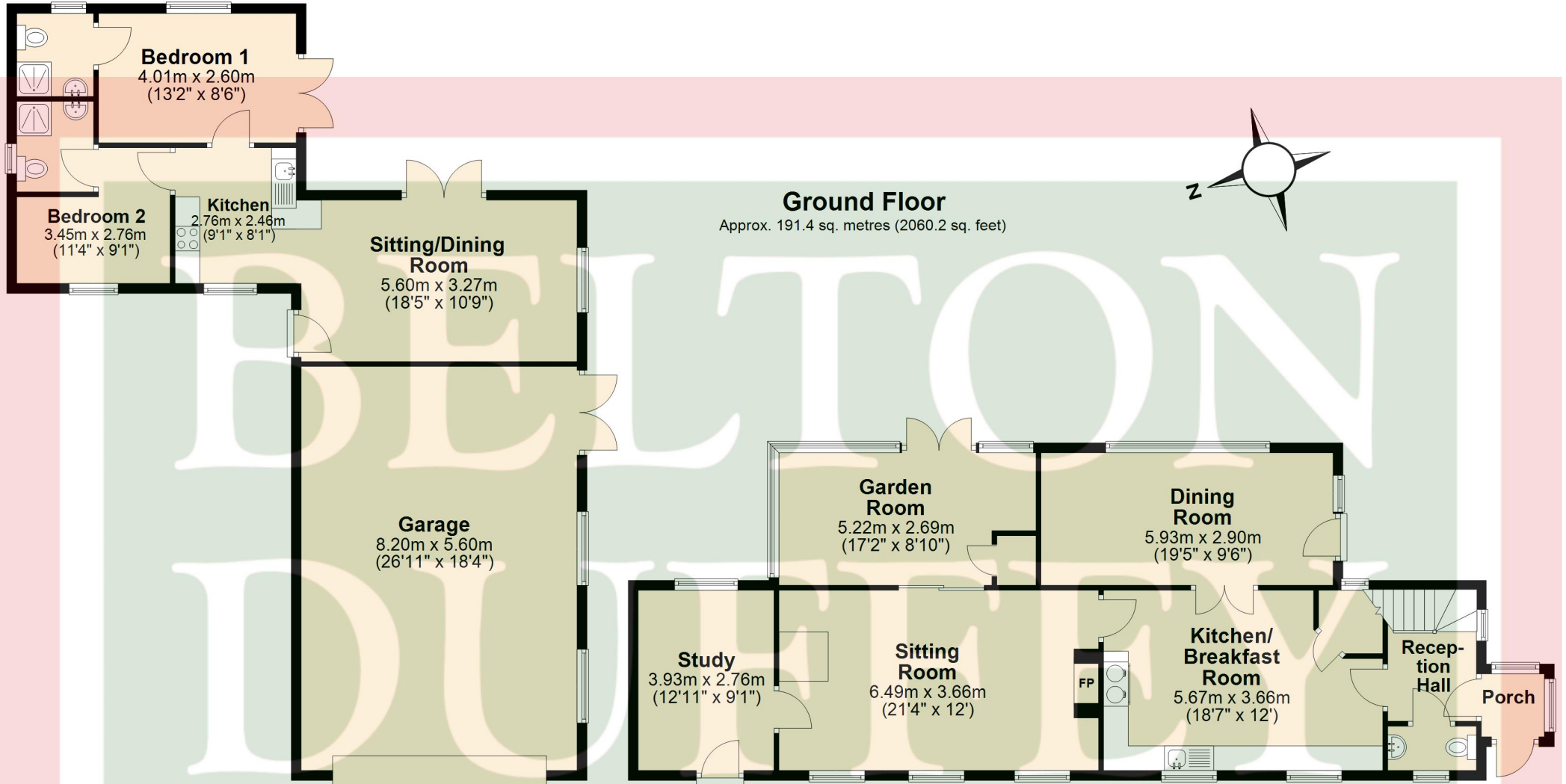
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 243.4 sq. metres (2619.8 sq. feet)



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