

# Arnolds | Keys



## Cottage Farm, Walsingham Road, Thursford. NR21 0PB

**Price Guide £625,000**

- Property of historical charm and character
- Beautifully presented throughout
- Three bathrooms
- Stunning gardens with pond
- Three reception rooms
- Superb open views
- Sought after village location
- Four bedrooms
- Oil-fired central heating

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# Cottage Farm, Walsingham Road, Thursford, NR21 0PB

Located on the edge of the charming village of Thursford, this remarkable detached house offers a unique blend of historical charm and modern comfort. Dating back to 1836, with recent modern additions, this property was once a Public House, adding a rich narrative to its character. Spanning an impressive 2,413 square feet, the home boasts three reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property also offers four bedrooms and three bathrooms, one of which is ensuite.

One of the standout features of this property is its stunning gardens, which offer a serene escape and a perfect setting for outdoor gatherings. The open views across the surrounding farmland create a picturesque backdrop, enhancing the tranquil atmosphere of this delightful home. This property is not just a house; it is a lifestyle choice, offering a unique opportunity to own a piece of history in a beautiful rural setting.



Council Tax Band: E



## **BREAKFAST ROOM**

Approached from the parking area and offering a range of fitted storage units with laminated work surfaces, fitted shelving unit, breakfast bar, windows to two aspects, provision for washing machine, tiled floor, door to walk-in shelved larder cupboard, underfloor heating. Part glazed door and window to:

## **KITCHEN**

Fitted with a comprehensive range of base and wall storage units with laminated work surfaces and tiled splashbacks, inset sink unit, integrated dishwasher, inset ceramic hob and built in electric oven, further built in microwave and warming drawer, windows to front and side, tiled floor, radiator and electric underfloor heating, door to:

## **DINING ROOM**

Window to front aspect, timber and tiled fire surround with fitted LPG fire, built in alcove storage cupboard with glazed doors, radiator, plate rail, door to:

## **ENTRANCE PORCH**

With glass panelled door opening to dining room.

## **LOUNGE**

With central fireplace housing wood burning stove on pamment hearth, window to front aspect, provision for TV, radiator, glass panelled door opening to:

## **CONSERVATORY**

Of UPVC construction on a brick base with doors to the courtyard, glass roof.

## **INNER HALLWAY**

Stairs to first floor with understairs storage cupboard, radiator.

## **CLOAKROOM**

Pedestal wash basin with tiled splashback, low level w.c., radiator.

## **SHOWER ROOM**

Fully tiled walls and floor, mixer shower with spray and drench heads, extractor fan, chrome heated towel rail.

## **SITTING ROOM**

Window to rear courtyard with upholstered window seat with storage cupboards below, two shelved alcoves with storage cupboards below, underfloor heating, glass panelled door to hallway.

## **LANDING**

Galleried landing with window, window seat and Velux roof light,

## **PRINCIPAL BEDROOM**

With superb, full-height window with opening doors to Juliette balcony, vaulted ceiling with Velux roof light, radiator, two built in wardrobe cupboards, door to:

## **ENSUITE**

Enclosed, level entry shower cubicle with mixer shower, vanity wash basin with cupboards beneath, concealed cistern w.c., Velux roof light, fully tiled walls and floor, chrome heated towel rail, electric underfloor heating.

## **BATHROOM**

Contemporary suite of free-standing bath with central mixer tap, wash basin on timber stand with chrome mixer, heated towel rail, radiator, close coupled w.c., built in airing cupboard with radiator. Fully tiled walls.

## **BEDROOM 2**

Window to front aspect, two built in wardrobe cupboards, radiator.

## **BEDROOM 3**

Window to front aspect, radiator, glazed panel to landing.



## **BEDROOM 4**

Windows to three aspects, radiator, large built in wardrobe cupboard.

## **OUTSIDE**

Attached GREENHOUSE, brick built BOILER ROOM with oil fired boiler providing central heating and domestic hot water, paddle stairs leading to HOBBY ROOM. Timber SUMMER HOUSE. Timber GARDEN STORE and separate WORKSHOP located at the end of the private drive.

## **GARDENS**

This is a property for garden lovers as the grounds are beautifully landscaped with so many areas of interest. The vendors have numerous photos of the garden throughout the seasons to demonstrate the thoughtful planting ensuring as much colour as possible is displayed. There is a large pond with water feature, numerous pathways that wind themselves around the beautifully stocked beds and a large lawned area too. At the rear of the property is an enclosed courtyard with a concealed oil storage tank. The driveway leads to an area providing ample off-road parking.

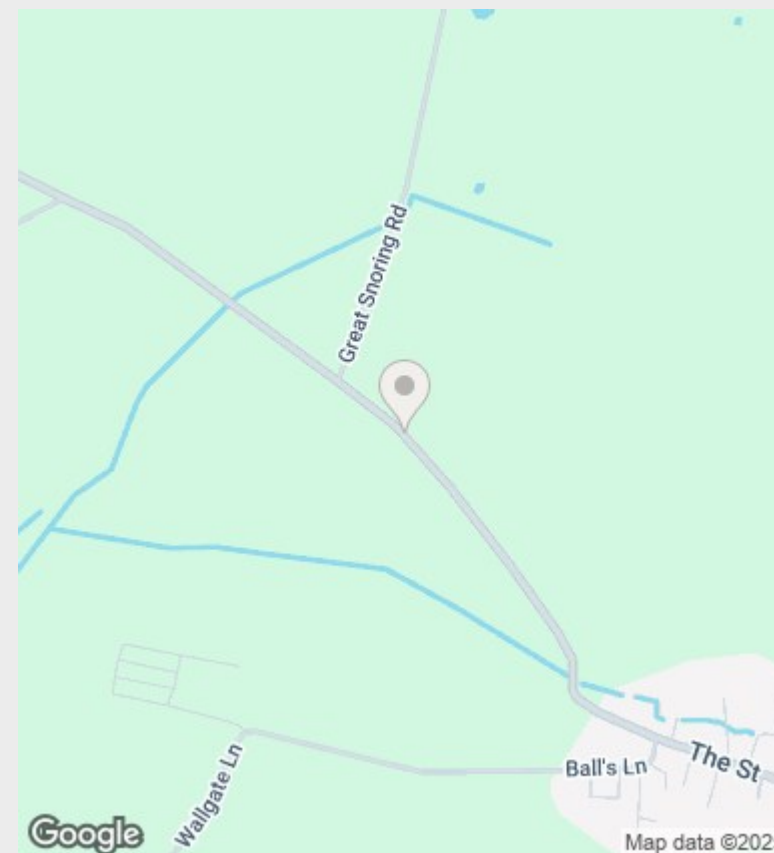
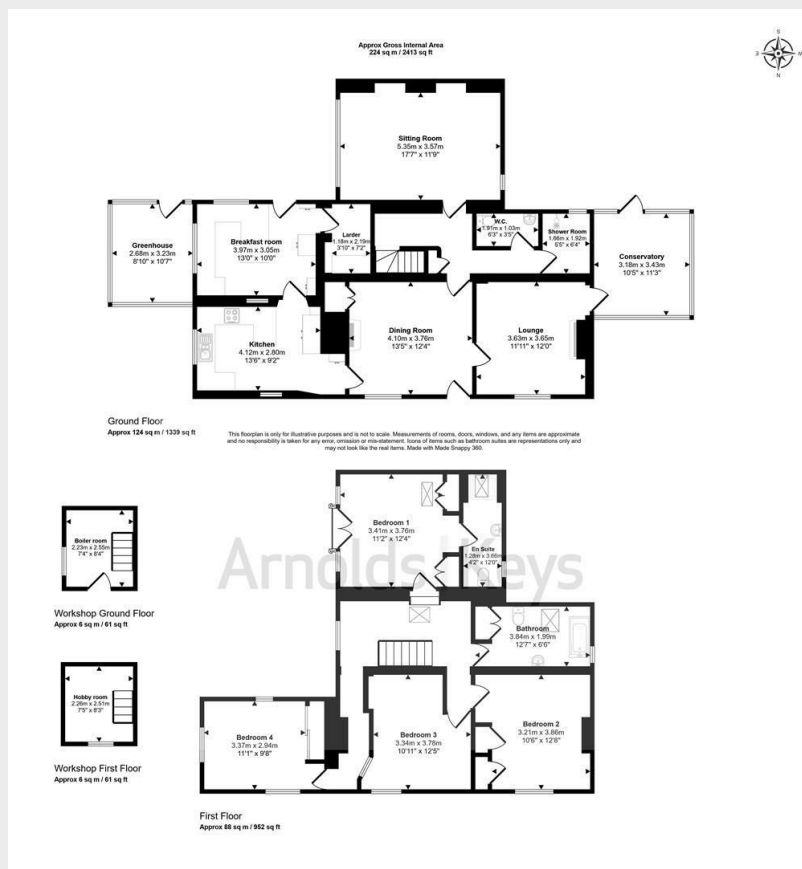
## **AGENTS NOTE**

The property is freehold, has mains electricity and water connected, oil fired central heating and private drainage. There are also 12 photovoltaic panels on the property. The property has a Council Tax Rating of Band E









Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	78	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC