



Marsh Cottage The Loke, Witton, North Walsham, NR28 9UB

£595,000



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# Marsh Cottage The Loke

Witton, North Walsham, NR28 9UB

- Attractive Detached Cottage
- Secluded Wooded Garden of approx 1.5 acre (stms)
- Driveways to Front and Rear with Three Garages
- Many Character Features
- Must be Viewed to be Appreciated
- Wonderful Rural Location
- Spacious Annexe, Currently Operated as a Holiday Let
- Air Source Heat Pump Central Heating
- Ideally Situated Just Inland from the Coast
- A Rare Opportunity!

Aldreds are delighted to offer this wonderful detached cottage, situated in a stunning rural location in North East Norfolk. This characterful home, built in 1831, sits in grounds of approximately 1.5 acres (subject to measured survey) with a range of mature tree planting creating a wonderful wooded feel. With driveways to front and rear and a double garage and additional single garage, there is lots of parking and scope for caravan or motorhome storage without impact to the house.

The accommodation includes a conservatory, hallway, kitchen, utility room, shower room, dual aspect lounge, two principle bedrooms and an en-suite bathroom plus annexe accommodation including a garden room, lounge, kitchen, bedroom and shower room, which is currently operated as a holiday let.

The property benefits from the modern addition of central heating via an air source heat pump and sealed unit double glazed windows. Early internal viewing is strongly recommended to appreciate this delightful home.



## Conservatory 16'7" x 9'1" (5.06m x 2.78m)

Sealed unit double glazed, timber construction with a glazed roof on a brick built base, tiled flooring with electric underfloor heating, glazed French doors leading to garden, power points, stable style door to hallway and open plan access to;

## Hallway

Stairs to first floor, doors giving access to;

## Kitchen 11'9" x 11'7" (3.6m x 3.54m)

With a range of solid wood kitchen units with butchers block style work surface, stainless sink drainer with mono bloc tap, electric aga (30amp), power points, inset ceiling lighting, tiled flooring, door to hallway, door giving access to;

## Utility Room 9'3" x 7'0" (2.82m x 2.15m)

Rear facing window, part glazed door to rear, tiled flooring, a range of fitted units with rolled edge work surface, plumbing for washing machine, space for American style fridge-freezer, LPG gas hob, loft access, inset ceiling lighting.

## Shower Room 6'9" x 5'8" (2.06m x 1.75m)

Rear facing window, tiled flooring, part tiled walls, corner hand basin in a fitted storage unit, low level w.c., tiled shower cubicle, power points, ventilation.





### Lounge 16'7" x 9'1" (5.06m x 2.78m)

A spacious double aspect room with windows to front and rear, parquet flooring, timber fireplace surround with a wood burning stove on a tiled hearth, power points, television point, two radiators, under stair cupboard, door to annexe.

### First Floor Landing

Airing cupboard with electric heater, rear facing window, radiator, loft access, power point, doors leading off;

### Master Bedroom 11'10" x 11'9" (3.63m x 3.59m)

Window to front aspect, radiator, bedside wall lighting, power points, door giving access to;

### En-Suite Bathroom 8'9" x 6'8" (2.68m x 2.05m)

Rear facing window, part tiled walls, white suite comprising of panelled bath, hand wash basin, low level w.c., towel rail, shavers point, door giving 'Jack and Jill' style access from landing.

### Bedroom 2 12'2" x 11'10" (3.71m x 3.61m)

Window to front aspect, radiator, built-in cupboard, bedside wall lighting, power points.

## Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road towards Bacton/Walcott. Continue on this road for approximately three miles passing East Ruston Church on the right hand side, take the third turning left past the church at the crossroads, towards Ridlington. Follow this road through the village, as it runs into the North Walsham Road. Continue for about half a mile before turning right into a small lane which turns to the right then left. Proceed a short way further where The Loke can be found on the right hand side, just in front of a row of small cottages with Marsh Cottage sitting just beyond. The property also has it's own larger driveway to the rear of the neighbouring cottages.





## Annexe Accommodation

### Garden Room/Dining Room 17'0" x 7'8" (5.2m x 2.36m)

Glazed French doors to front aspect, windows to front and side aspects, radiator, power points, wall lighting, glazed doors to;

### Lounge 17'0" x 11'4" (5.2m x 3.46m)

Window to side aspect, radiator, power points, door to;

### Hallway 9'10" x 3'2" (3m x 0.98m)

Loft access (loft is boarded), built-in cupboard, doors leading off;

### Bedroom 17'0" x 9'9" (5.2m x 2.99m)

Windows to side and rear aspects, radiator, power points.

### Shower Room 6'9" x 6'5" (2.06m x 1.98m)

Side facing obscure glazed window, low level w.c., shower, cupboard housing pressurised hot water cylinder.

### Kitchen 9'10" x 6'8" (3m x 2.04m)

Glazed door to side, side facing window, a range of fitted units with integrated appliances, ceramic hob, electric oven, plumbing for washing machine, stainless steel sink drainer.

## Outside

The property sits beautifully in a tucked away position, within this wonderful rural spot with vehicular access via The Loke to the front leading to a shingled driveway and also the rear of the property via a large driveway leading onto a pair of garages, one double. The property sits in stunning wooded grounds of approximately 1.5 acre (subject to measured survey) with a range of mature tree planting, including Sweet Chestnut, Walnut, Oak Eucalyptus, Apple and Monkey Puzzle trees. The grounds are predominately laid to grass with a high level of privacy.

## Tenure

Freehold.

## Services

Mains water, electric and drainage via a private treatment plant, installed in 2019.

## Energy Performance Certificate

A number of improvements have been made to the property since the last EPC assessment, including the installation of an Air Source Heat Pump for the central heating.

## Council Tax

NNDC. Band 'D'. The annexe is currently separately business rated for holiday letting purposes.

## Location

Witton is a delightful, small rural village, located just inland from the North East Norfolk Coast and North of the Broads, just five miles from the nearby towns of North Walsham and Stalham, which each have a full range of amenities. The Fine City of Norwich is approximately 19 miles to the South West. The village church of St Margarets is one on many round-towered churches in Norfolk.

## Reference

PJL/S9966



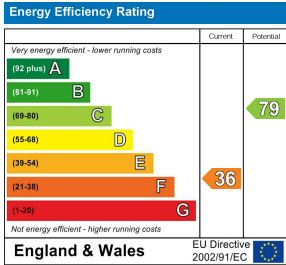
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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