



ORCHARD COTTAGE

Newton Road, Hainford, Norfolk, NR10 3BQ

Offers In Excess of £695,000

BROWN & CO

ORCHARD COTTAGE

Newton Road, Hainford, Norfolk, NR10 3BQ

A delightful detached cottage dating back to the 18th Century with later additions, including three reception rooms, study, four bedrooms, 2 bathrooms, barn, garage, workshop and outbuildings and with grounds of about one acre.

Situated just north of Norwich, about 6 miles south of Aylsham.

DESCRIPTION

Orchard Cottage was acquired by the vendors some 15 years ago and comprises a delightful detached property dating back to the 18th Century, with later additions, standing in its own grounds with some privacy.

The property itself offers well arranged accommodation on two floors, being approached from the front and rear and includes a large barn with adjoining stores together with garage and workshop.

The layout of the rooms works well and on the ground floor the accommodation includes entrance hall, shower room, family/ breakfast room, kitchen, garden room, sitting room, front porch, dining room/study and study/office. There are four bedrooms and family bathroom on the first floor.

The ground floor rooms provide an open plan feel and there is scope to alter the formal rooms, which could be incorporated to provide one larger room if required.

Outside, the grounds are a major feature of the property, extending to an acre, and have been landscaped to a high standard with an established orchard, pond, herbaceous borders, lawns and a large kitchen garden. There is also a well in the front courtyard.

The barn with adjoining sheds, garage and workshop offer a number of different options for the discerning purchaser and can be used as they are, or the barn could be converted as an Air BnB or an annexe by perhaps incorporating the workshop area to enhance value or use.

The property is approached via a shared drive at the rear adjoining the local school.



LOCATION

Hainford is conveniently located about 7 miles to the north of Norwich with good access via the A140 Cromer Road. Aylsham and the North Norfolk coastal area are to the north of Hainford. Local amenities include a primary school and church opposite the cottage and the Chequers Pub at the top of Newton Road. A much wider range of amenities and shops can be found in the market town of Aylsham and the city of Norwich, as well as small supermarkets in the nearby villages of Buxton, Spixworth and Horsham St Faith.

DIRECTIONS

Leave Norwich via the A140 Cromer Road. After passing the Hainford sign take the first turn on the right to Wroxham B1354 – Waterloo Road. Proceed along here for about half a mile, through the beech trees and past houses on both sides. Take the first turn on the right (before you reach the Chequers Pub) into Newton Road. Proceed down Newton Road for quarter of a mile until you reach a small crossroads with a church on the left (Dumbs Lane) and Hainford Primary School on the right. Turn right into the land beside the school and the barn wall and gates are immediately on your left giving access at the rear of the cottage. Alternatively it can be approached from the front gate on Newton Road.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |





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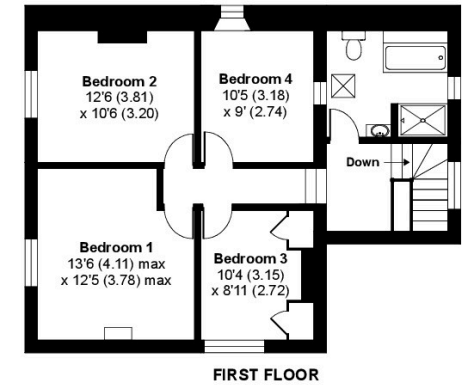
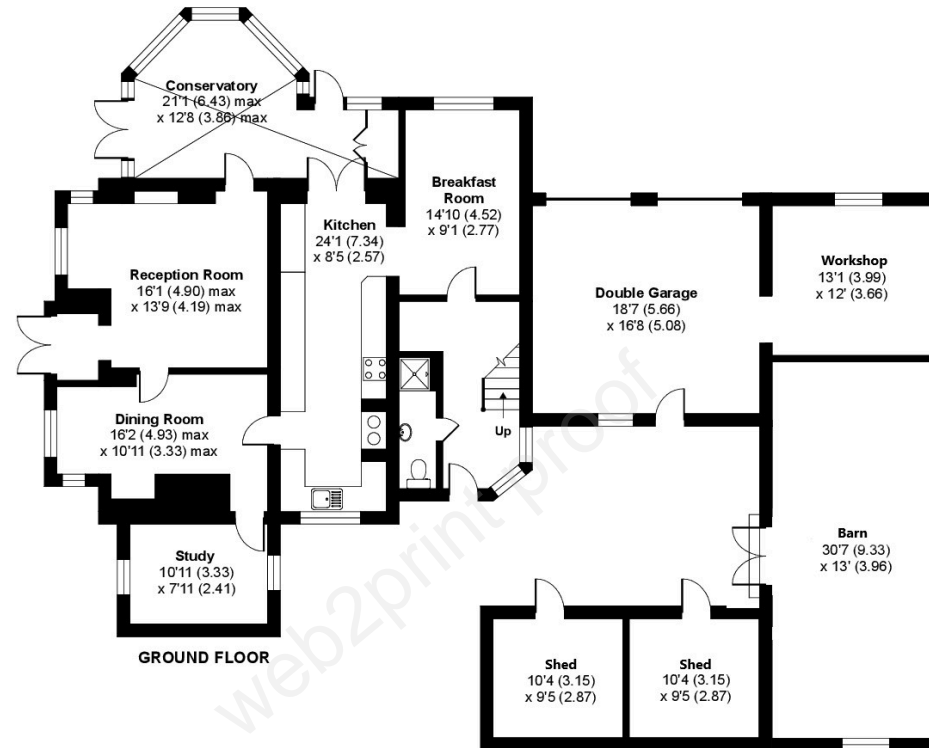
Approximate Area = 1984 sq ft / 184.3 sq m

Garage = 302 sq ft / 28 sq m

Outbuilding = 755 sq ft / 70.1 sq m

Total = 3041 sq ft / 282.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021.
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