



The Row, Weeting, Brandon, IP27 0QG

welcome to

The Row, Weeting, Brandon

A charming two bedroom GRADE II LISTED THATCHED COTTAGE in Weeting, blending PERIOD CHARACTER, modern touches & STUNNING GARDENS with an exceptional outdoor entertaining space!

Summary

Steeped in character & believed to date back to the 18th century, this enchanting Grade II listed thatched cottage offers a rare opportunity to own a true piece of quintessential English history in the heart of Weeting.

Forming part of a picturesque row of similar cottages, the home effortlessly blends timeless charm with thoughtful modern enhancements. Positioned centrally within the village, a range of amenities are close at hand, including a pub, village shop, fish & chip shop, petrol station & primary school, while the nearby market town of Brandon provides supermarkets, schools & direct rail links to Cambridge and Norwich.

Inside, the cottage radiates warmth & personality throughout. The sitting room is both cosy & inviting, centred around a striking fireplace with log burner - the perfect backdrop for winter evenings. A separate dining room offers flexibility as a home office or potential third bedroom, while the modern kitchen has been sympathetically styled & features a breakfast bar alongside ample space for appliances. An adjoining utility room & ground floor bathroom add further practicality. Upstairs, two generous double bedrooms continue the cottage's welcoming feel.

The gardens are a true highlight! Designed for both relaxation & entertaining, the rear space combines a generous patio, lawned areas & a beautifully sheltered BBQ area complete with its own outdoor kitchen - creating an exceptional setting for long summer evenings and gatherings!

The Accommodation

Entrance door to:

Sitting Room

With feature logburner inset into a brick fireplace, stairs to the first floor landing, window to front and radiator.

Dining Room

With built in under stairs storage cupboard, window to front and radiator.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset Butler sink unit with mixer tap over, space and point for range cooker with extractor over, integrated dishwasher, breakfast bar, window to rear and radiator.

Utility Room

With some fitted kitchen units at base level with work surface over, space and plumbing for washing machine, space for fridge/freezer, window to rear and door to rear.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and heated towel rail.

First Floor Landing

Bedroom One

With some restricted head height, ample built in storage, dual aspect windows to both the front and rear and radiator.





Bedroom Two

With some restricted head height, window to rear and radiator.

Outside

Front Garden

To the front of the property, there is a shingled front garden and space for off road parking, on an unallocated, first come first serve basis.

Rear Garden

To the rear of the property, the enclosed garden has a large paved patio area, some areas of artificial lawn, shrub and floral borders throughout.

BBQ Area

A covered timber decking area with an outdoor kitchen / cooking area.

Agents Note

Please note that part of this property is a flying freehold. Please contact the Branch or your legal representative for more details.

Agents Note

Please note that this property is Grade II listed and, due to the listed building status, the property has been deemed exempt from EPC regulations.



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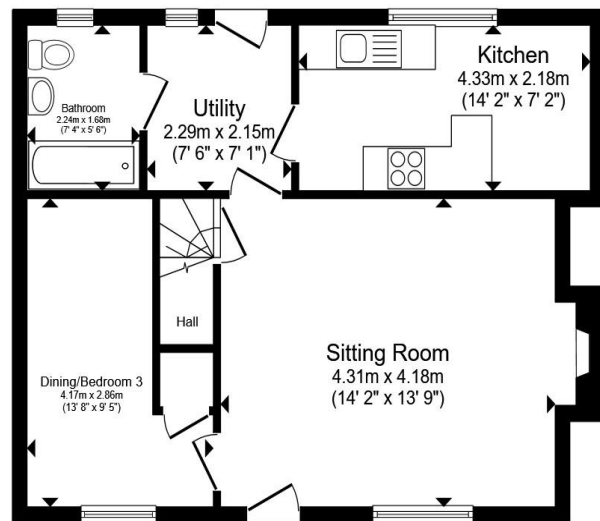
The Row, Weeting Brandon

- Grade II Listed Thatched Cottage
- Believed to Date Back to the 18th Century
- Character Features Blended with Modern Styling
- Two Double Bedrooms
- Sitting Room with Feature Fireplace & Log Burner
- Separate Versatile Dining Room / Home Office
- Modern Fitted Kitchen with Adjoining Utility Room
- Stunning Garden with Outdoor Kitchen & Entertaining Area

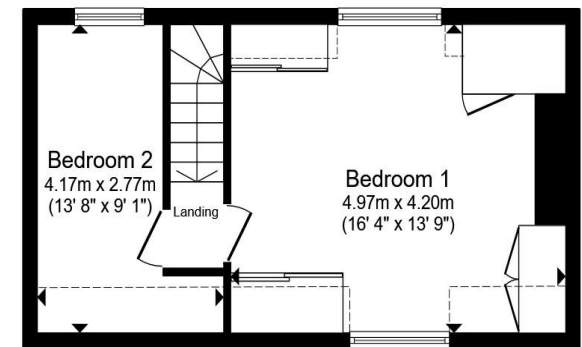
Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

£210,000



Ground Floor



First Floor

Total floor area 85.9 m² (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRD110477 - 0002

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