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Ivy House
The Street
Thornage



A FOUR-BEDROOM DETACHED HOUSE WITH A TWO-BEDROOM HOLIDAY COTTAGE SET IN GENEROUS GROUNDS

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Ivy House, The Street, Thornage, NR25 7AD

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RECEPTION HALL

Pamment Flooring and access to the utility room/cloakroom, inner lobby and dining room.

UTILITY ROOM/CLOAKROOM

Range of fitted base units, low level WC, sink unit with mixer tap. Fitted worktop. Wall unit. Plumbing for automatic washing machine and tumble drier. Ceiling beam. Pamment floor.

INNER LOBBY

Access to kitchen and living room.

KITCHEN

Range of hand made base units with working surfaces over. Dishwasher point. Single drainer sink unit. Three door Aga. Vaulted and timbered ceiling. Two Velux windows. Pamment flooring. Door to boot room.

BOOT ROOM

Pamment flooring. Stable door to outside. Mezzanine level storage. Vaulted and timbered ceiling. Door to walk in pantry.

WALK IN PANTRY

Fitted shelving, pamment flooring.







LIVING ROOM

A carpeted room with a window and feature fireplace.

STUDY

Window, Working feature fireplace, wooden floor and radiator.



DINING ROOM

Window, Working feature fireplace, wooden floor and radiator.

SITTING ROOM

Window, radiator.



FIRST FLOOR ACCOMMODATION

Access to all bedrooms and family bathroom.

PRINCIPAL BEDROOM

A double bedroom with a window, carpet, built in storage and access to an en-suite bathroom.

EN-SUITE

Low level WC, wash hand basin, bathtub, window.

BEDROOM TWO

A double bedroom with a window, carpet, built in storage and access to what could be a cot room/dressing room/first floor study or an en-suite as it has an existing water supply.

BEDROOM THREE

Window, radiator and two built in storage cupboards. Window through to bedroom four.

BEDROOM FOUR

Window and radiator.

SHOWER ROOM

Low level WC, wash hand, shower cubicle.





EXTERNAL

A particular feature of the home is the generous plot. The garden is mainly laid to lawn with mature trees and shrubs. A gravelled driveway provides ample parking, and the large gardens are accessed via a five bar gate.

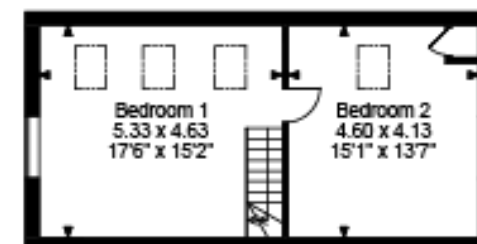
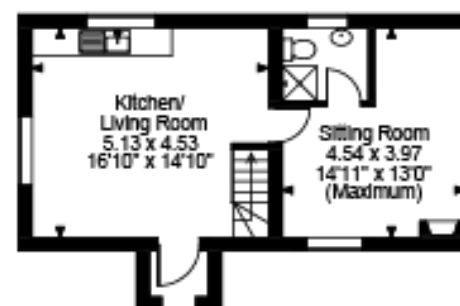
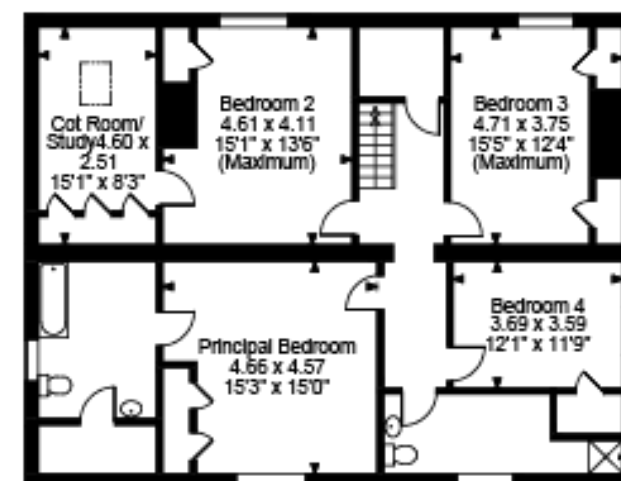
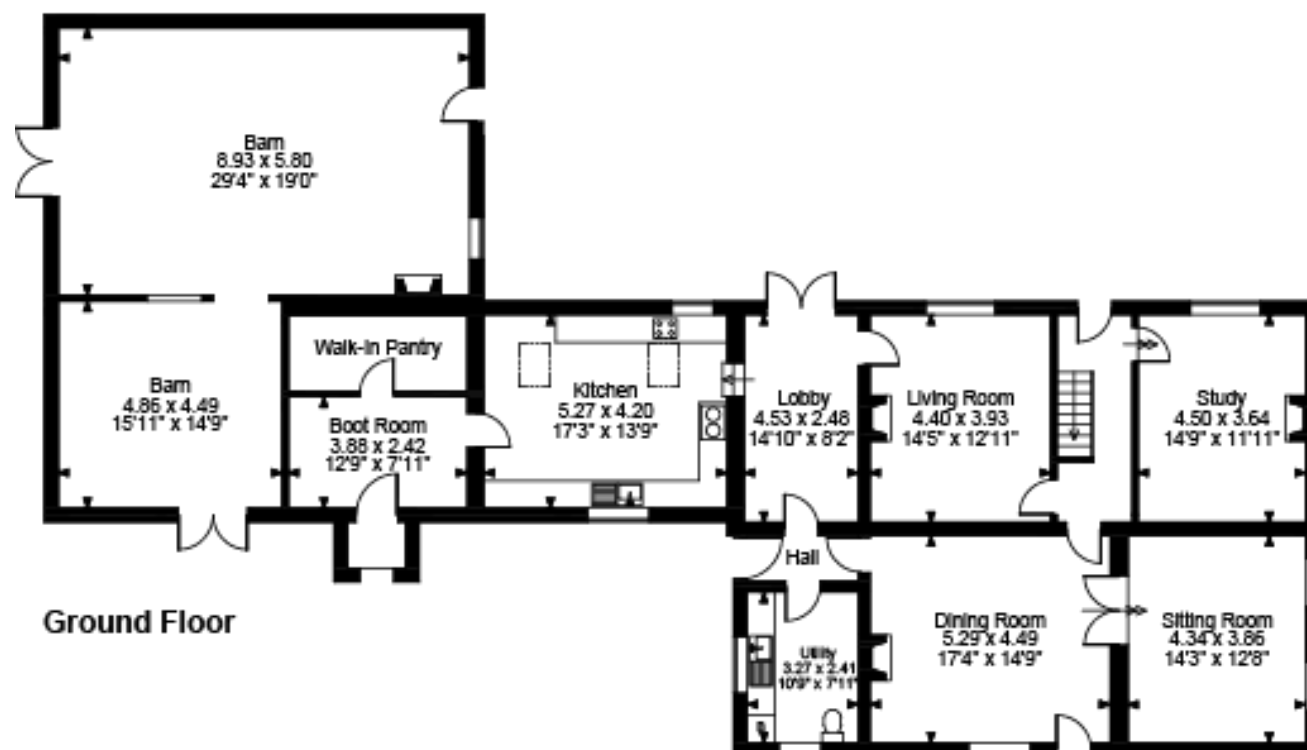


LOCATION

THORNAGE is an attractive village with a square-towered flint church and many fine period properties that contribute to its Conservation Area designation. It lies within the Glaven Valley which consists of beautiful rolling countryside with a good range of footpaths and bridleways for walkers and cyclists to enjoy. There are a variety of local eateries including pubs in the neighbouring villages of Hunworth and Letheringsett and the popular farm shop and restaurant, Back to the Garden, all around a mile away. The village lies approximately 3 miles south-west of the Georgian market town of Holt with its wide range of independent boutique shops which include Bakers & Larners, Byfords and several excellent galleries, restaurants and other amenities along with the renowned Gresham's Public School (providing co-ed private schooling from pre-prep to sixth form for both day pupils and boarders).



Ivy House, The Street, Thornage, Holt, Norfolk



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OFFERS IN EXCESS OF £700,000

A substantial property that offers an abundance of versatile accommodation. The main four-bedroom house stands approximately 3000 square feet and comprises: - four reception rooms, a downstairs WC, family bathroom and an en-suite bathroom to the principal bedroom. Ivy Cottage is a two-bedroom holiday cottage/annexe that offers approximately 900 square feet of accommodation. In addition, there is a large brick and flint barn that is currently used for storage but has the option for a new owner to convert for further accommodation. A particular feature of the home is the generous plot. A gravelled driveway provides ample parking, and the large gardens are accessed via a five-bar gate.

EPC Rating: E
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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