



2 Hall Road, Felmingham

£450,000

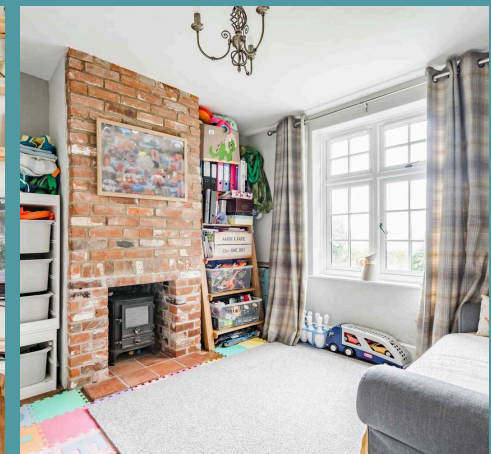
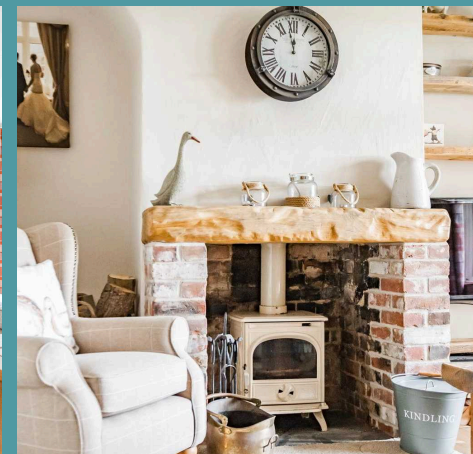
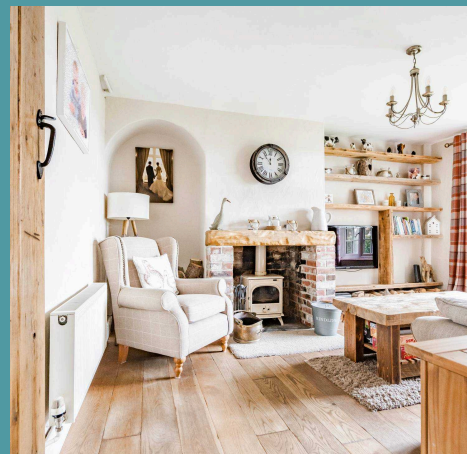
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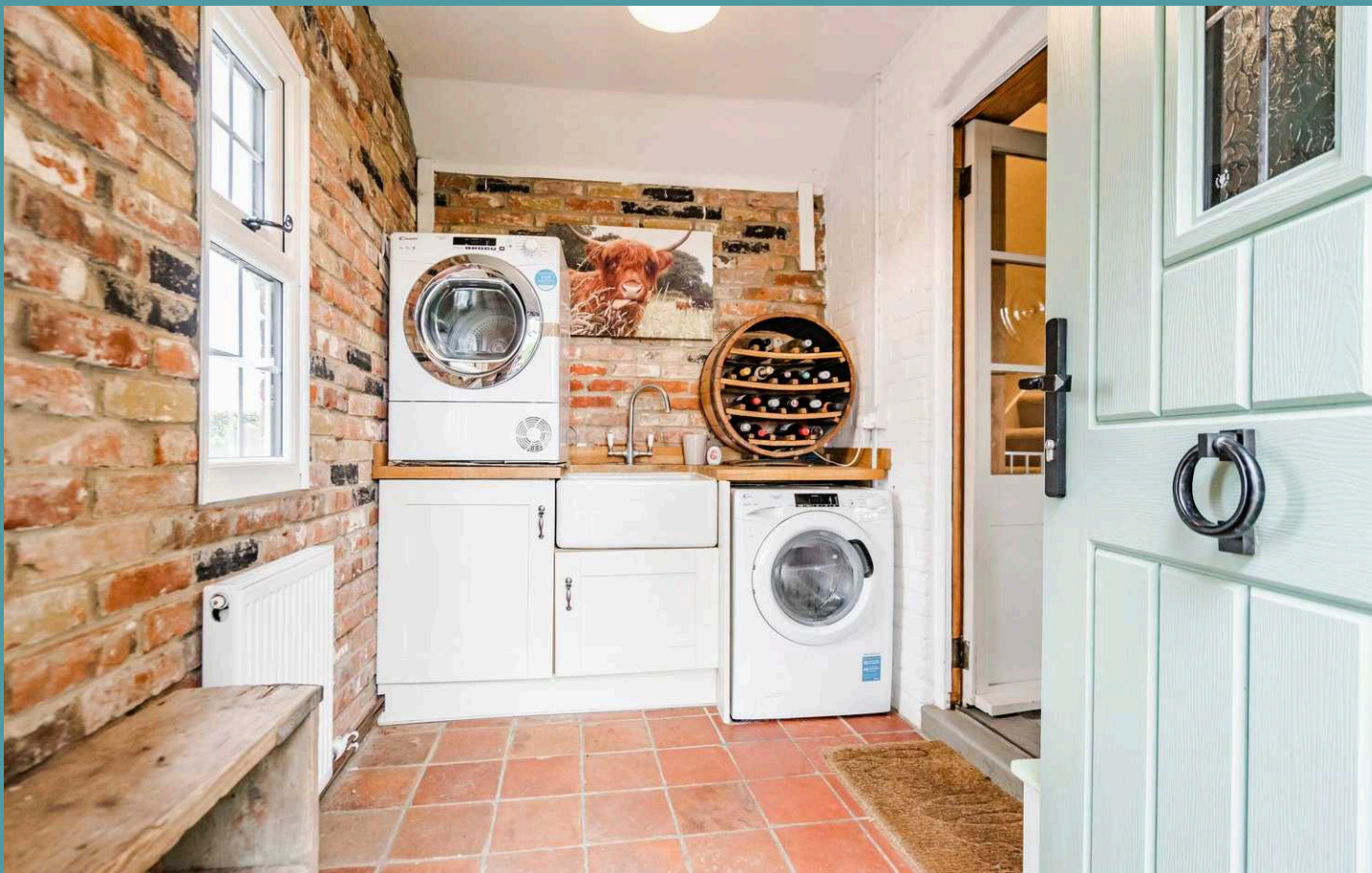
Felmingham, North Walsham

This exceptional farmhouse-style three bedroom cottage, set on a generous third of an acre, effortlessly combines timeless character with luxurious modern living. The ground floor welcomes you with a spacious sitting room, bathed in natural light through brand-new casement windows and featuring a cosy log-burning stove framed by charming brick accents. Solid oak flooring flows throughout, adding warmth and elegance. A versatile reception space offers endless possibilities, whether as a playroom, office, or study, complete with superfast broadband for seamless connectivity. The immaculate kitchen/dining area boasts bespoke shaker-style cabinetry, wooden accents and a stylish breakfast bar. Thoughtful touches, including a ground floor shower room, boot room and beautifully landscaped garden, complete this sophisticated home, offering both an ideal home and a perfect space for entertaining.

The Location

Situated in the picturesque village of Felmingham, this charming farmhouse-style cottage enjoys a peaceful yet well-connected location. Just a short 4-mile drive away, the bustling market town of North Walsham offers a wide range of amenities, including supermarkets such as Tesco and Waitrose, along with independent shops, cafes, and a railway station with regular services to Norwich and London. For everyday essentials, the local village store is within walking distance, just 0.5 miles away. The nearby Felmingham Village Hall is a hub for local events, while the surrounding countryside provides ample opportunities for outdoor recreation. The stunning Norfolk coast, with its sandy beaches and scenic walks, is just 10 miles away, making this an ideal base for enjoying the best of rural living with easy access to the coast and surrounding towns.





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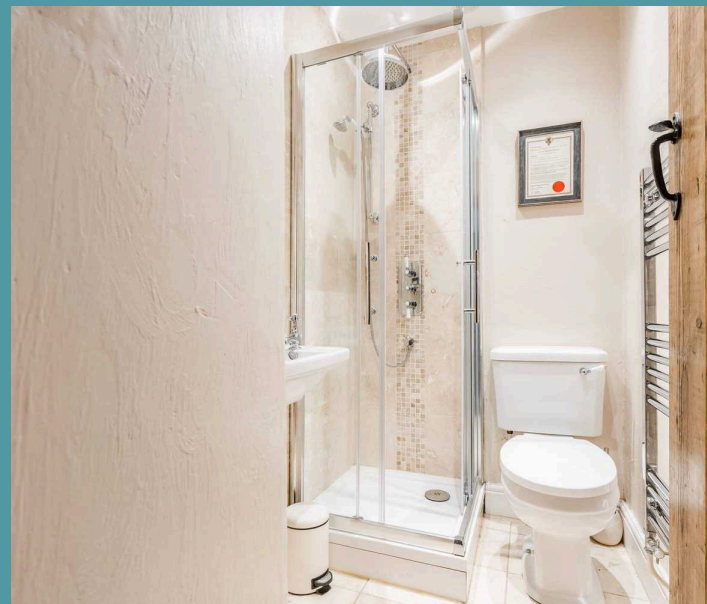
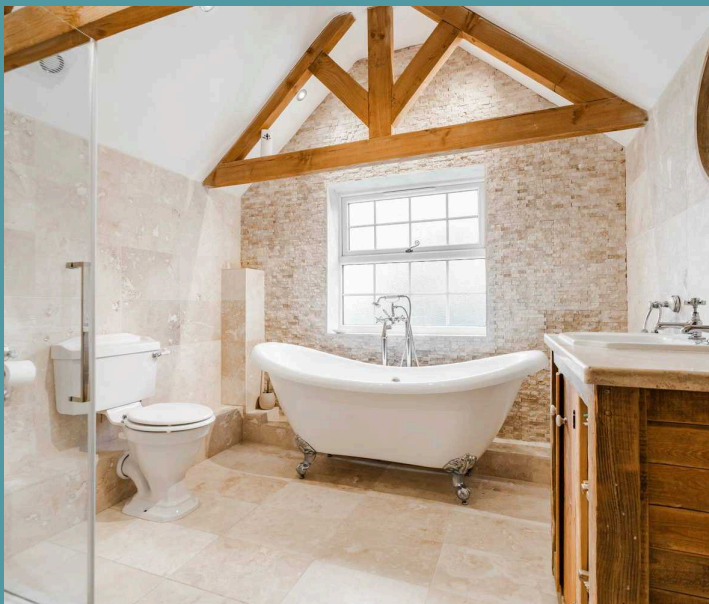
Positioned in the remote village of Felmingham, this exquisite farmhouse-style cottage offers the ideal balance of character and contemporary comfort. The ground floor welcomes you with a spacious sitting room, beautifully lit through brand-new flush casement windows, each adorned with classic monkey tail handles, complete with a 10-year warranty.

These small, thoughtful details set the tone for the entire home, showcasing timeless craftsmanship throughout. The living room features a log-burning stove framed by charming brick accents and a wooden mantle, creating the perfect spot to unwind.

Solid oak flooring flows seamlessly through this room and beyond, with traditional latch doors leading out to the rest of the home.

The internal hallway leads to a versatile reception space, currently set up as a playroom but easily adaptable to suit your needs, whether as an office or study. The property is equipped with superfast broadband, installed this year.

Nearby, a practical boot room with a rustic brick finish provides an ideal space for outerwear and muddy boots, ready for when you return from exploring the quarter-acre plot that surrounds the property.





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The stunning kitchen/dining area, which is immaculate and perfectly designed for modern living. Shaker-style cabinetry with brushed chrome fixtures complements the wooden accents and exposed beamwork, creating an inviting and functional space. The breakfast bar offers a casual spot to dine while taking in the views through the French doors that open directly onto the garden. A tucked-away ground floor shower room completes this level, offering both convenience and privacy for family and guests alike.

Upstairs, the three generously sized bedrooms are complemented by a luxurious four-piece bathroom featuring a freestanding bath and excellent water pressure for a truly indulgent experience. Even the bathroom is detailed with beautiful beamwork, adding to the cottage's charm. The rear aspect of the home offers a beautifully landscaped garden, extending over a third of an acre, with an Indian sandstone patio, vegetable patches and a hot tub, all framed by sweeping views of open farmland. Ideal for entertaining, this private setting ensures every outdoor gathering is a memorable one. The property also benefits from a double cart lodge with oak framing and larch cladding, alongside ample off-road parking, making it both practical and picturesque.





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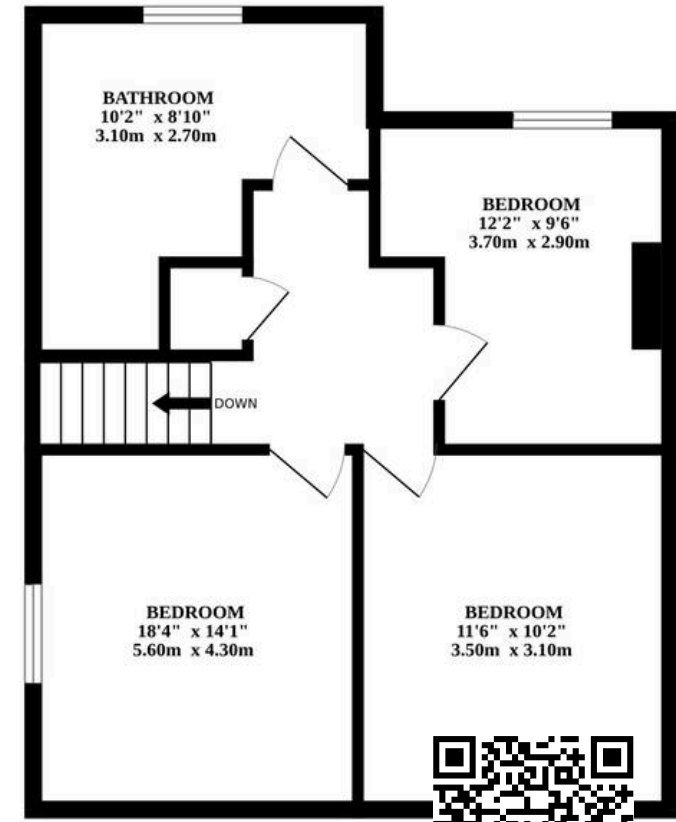
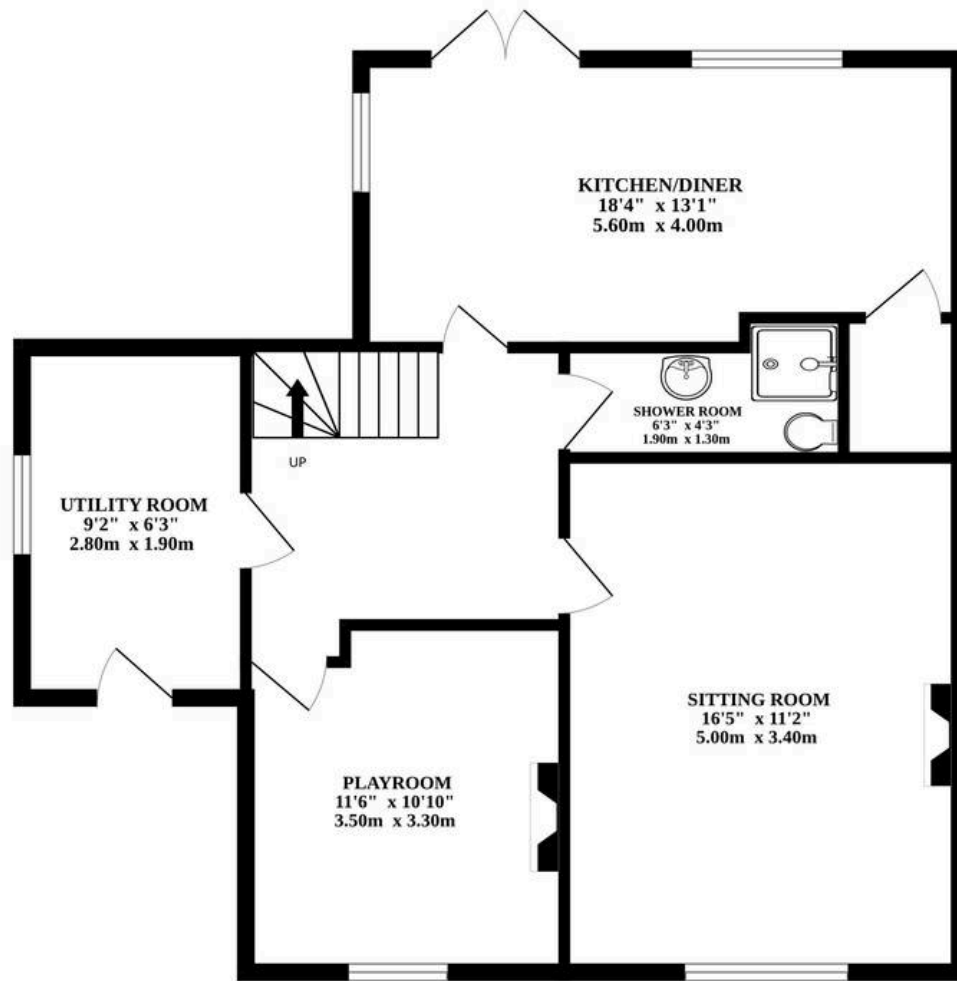
Felmingham, North Walsham

- Farmhouse-style three-bedroom cottage with a perfect blend of traditional charm and modern luxury
- Set on a generous third of an acre offering beautifully landscaped gardens, Indian sandstone patio, vegetable patches, and a hot tub with stunning views of open farmland
- Spacious sitting room with an inviting log-burning stove framed by exposed brick accents and a wooden mantle, creating a cosy focal point
- Brand-new flush casement windows throughout, featuring classic monkey tail handles, and a 10-year warranty
- Solid oak flooring throughout the ground floor, providing a seamless and elegant flow between rooms
- Versatile reception space currently used as a playroom but adaptable as an office, study, or additional lounge area, with superfast broadband installed
- Immaculate kitchen/dining area with bespoke shaker-style cabinetry, brushed chrome fixtures, wooden accents, exposed beamwork, and a stylish breakfast bar
- Luxurious four-piece bathroom with a freestanding bath, excellent water pressure, and beautiful beamwork



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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