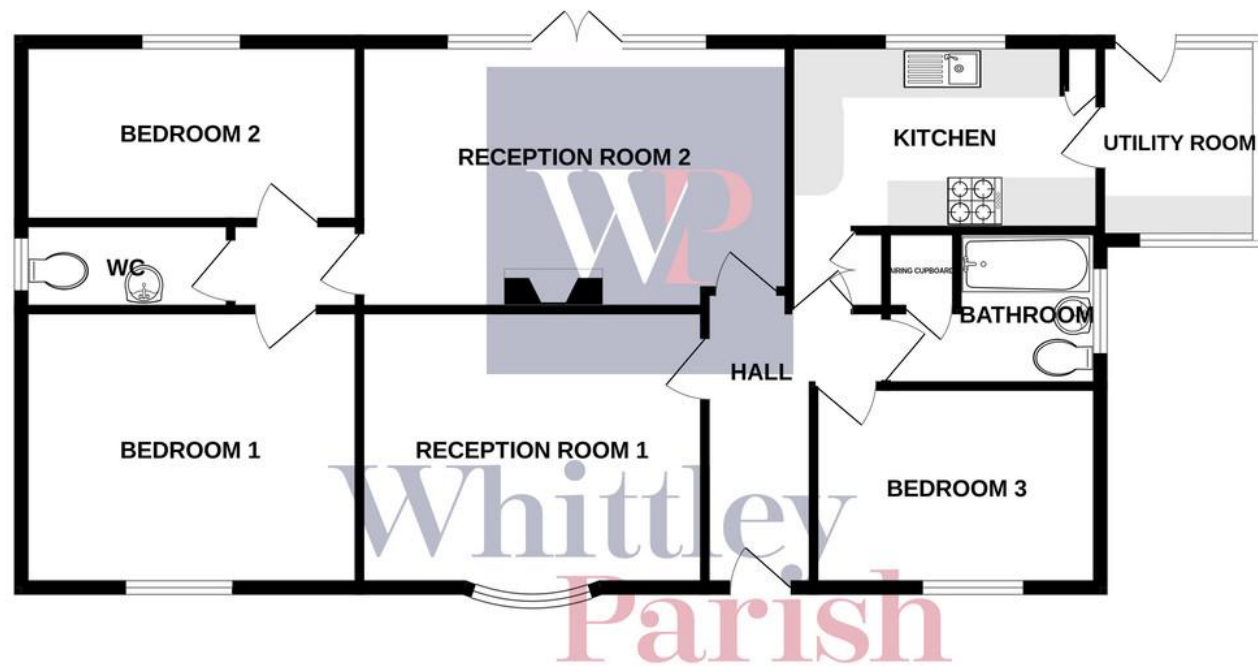


## GROUND FLOOR



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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**Tibenham Road, Aslacton, Norwich, NR15 2EU**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



# Property Features

- 4.5 acre plot (sts)
  - Idyllic rural position
  - Extensive range of outbuildings & stables
  - Unspoilt rural views
  - X5 paddocks
- Cart lodge
  - Council Tax Band C
  - Freehold
  - Energy Efficiency Rating C.

# Full Description

Set back from a small country lane and approached via a long private driveway, the property enjoys an idyllic rural position found to the outskirts of the village. Situated some 8 miles to the north of Diss and 14 miles to the south of Norwich. This traditional and attractive village stills retains a strong and active local community adjoining the village of Great Moulton with local day to day amenities and facilities found just 4 miles to the east within the well served village of Long Stratton. For the city commuter the historic market town of Diss offers a more extensive range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises a substantial three bedroom detached bungalow with sealed unit upvc double glazed windows and doors and being heated by an oil fired central heating boiler via radiators. Additionally there is the benefit of 16 solar panels with a feed in tariff, (with 10 years left on the tariff) and having brought an annual income of £800 to £1000 per year along with the advantage of reduced electricity costs.

Externally the property benefits from grounds extending to 4.5 acres (sts) comprising formal gardens, 5 paddocks (3 of which have field shelters) and a 15m lunge ring. Additionally there are a good range of outbuildings, stabling, cart lodge and covered horse trailer parking. The cartlodge measuring 17' 11" x 19' 10" (5.47m x 6.06m) with power/light connected and with tackroom/office measuring 17' 11" x 6' 6" (5.47m x 1.99m) with solid wood door to front, 2 x double glazed windows to side, power/light connected and insulated. Two loose boxes with lights each measuring 8' 11" x 11' 1" (2.74m x 3.38m). Various outbuildings measuring 17' 6" x 28' 3" (5.34m x 8.62m) and 7' 6" x 18' 8" (2.29m x 5.70m).



**ENTRANCE HALL:** 10' 6" x 3' 4" (3.21m x 1.04m) A pleasing and spacious first impression with pine internal doors giving access to the reception rooms, kitchen and bathroom.

**RECEPTION ROOM ONE:** 9' 9" x 13' 9" (2.99m x 4.20m) With window to the front. Views overlooking arable land. A light, bright and airy room. Serving well as a formal dining room.

**RECEPTION ROOM TWO:** 10' 9" extending to 11'5" x 17'3" (3.28m extending to 3.50m x 5.26m). Found to the rear aspect of the property enjoying a southerly aspect with views onto the formal gardens and paddocks beyond. French upvc doors. Open fireplace with pamment tiled hearth with brick surround.

**KITCHEN:** 10' 8" narrowing to 7'4" x 11'10" (3.27m narrowing to 2.26m x 3.61m) With window to the rear aspect. A modern and replaced kitchen presented in an excellent condition having a good range of wall and floor unit cupboard space with integrated appliances comprising of Bosch double oven, four ring gas hob with extractor above, integral fridge and dishwasher. Door to side giving access through to the utility ...

**UTILITY:** ' 9" x 5' 7" (2.67m x 1.72m) With door to rear giving external access and providing good space for additional white goods.

**BATHROOM:** 5' 9" x 7' 8" (1.77m x 2.36m) With frosted window to side. Comprising of a modern suite in white with panelled bath, shower over, low level wc and wash hand basin. Built-in airing cupboard to side.

**CLOAKROOM:** Two piece suite in white comprising WC and hand wash basin and being located off the inner hallway serving bedrooms one and two.

**BEDROOM ONE:** 9' 4" x 11' 8" (2.85m x 3.58m) With window to front enjoying far reaching views over the countryside. A generous double bedroom.

**BEDROOM TWO:** 7' 6" x 11' 8" (2.29m x 3.58m) With window to the southerly aspect. A double bedroom.

**BEDROOM THREE:** 7' 5" x 11' 5" (2.28m x 3.48m) With window to front. A generous single bedroom lending itself for a number of different uses and enjoying views over the rural countryside.

**OUR REF:** L0945

