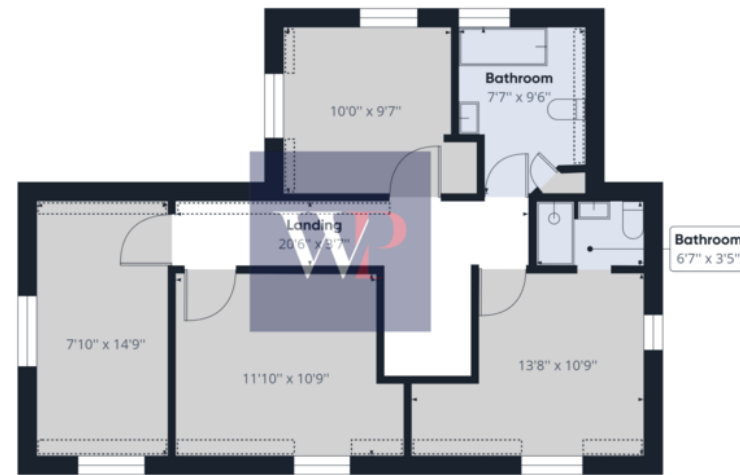




Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1387.19 ft<sup>2</sup>

Reduced headroom  
53.79 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Lodge Road, Tivetshall St. Margaret, Norwich, NR15 2AX

Beatrix Potter Cottage  
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Long Stratton  
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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 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



Guide Price £525,000 to £550,000



## Property Features

- No onward chain
- 1.3 acre paddock/meadow
- Three bathrooms
- Four double bedrooms
- B4rn fibre broadband
- Surrounded by countryside
- Price guide £525,000 to £550,000
- Council Tax Band D
- Freehold
- Energy Efficiency Rating E.

## Full Description

Nestled in the rural countryside of South Norfolk this charming property, believed to date back to the 1600's, is a fine example of a quintessential English country cottage and of timber frame construction with colour wash rendered elevations. As one would expect to find in a property of this age there are exposed and revealed period features throughout with the accommodation well proportioned and offering a good deal of versatile living space within. Kingfisher Cottage offers four bedrooms, three bathrooms, a delightful sitting room, kitchen with a separate utility room and an attractive garden room. The property further benefits from super fast broadband of 1,000 megabytes per second provided by B4RN at a cost of £33 per month.

Set back from the lane the cottage is approached via a long sweeping drive flanked by established trees and hedging. To the rear the gardens are completely surrounded by meadows and farmland giving the most wonderful long reaching views. A paddock/meadow of 1.3 acres is also included in the sale being suitable for grazing and with field shelter and located across the lane.

The village of Tivetshall St Margaret adjoins the village of Tivetshall St Mary and is found on the south Norfolk borders. Over the years the villages have proved to have been a popular location offering a beautiful assortment of many period and modern properties with a strong local community, a local primary school and a popular pub. The historic market town of Diss is within easy reach lying seven miles to the south and offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street.



### RECEPTION ROOM

As you enter the welcoming reception room stairs to the first floor are directly ahead and you will notice the wealth of exposed timbers. Dual aspect windows overlook the established gardens and turning left will lead you through to the:-

### SITTING ROOM

A particular focal point of the room is the inglenook fireplace with exposed red brickwork with oak beam over, further exposed beams and triple aspect windows enjoying the delightful views over open countryside.

### KITCHEN

Fitted with a good range of wall and base units with work surface over, built-in single oven, four ring hob with extractor over, double doors give access to:-

### GARDEN ROOM

Delightful room with access to a large patio area abutting the rear of the property ideal for entertaining and alfresco dining.

### UTILITY ROOM

An opening from the kitchen gives access to the utility room with space and plumbing for washing machine work surface over, floor standing oil fired boiler, B4rn broadband connections, stable door to outside and further door to:-

### SHOWER ROOM

Three piece suite comprising shower cubicle. WC and wall hung hand wash basin.

### FIRST FLOOR

Upstairs you will find four double bedrooms, one with ensuite shower facilities as well as a large family bathroom.

### FAMILY BATHROOM

Four piece suite in white comprising of panel bath with shower mixer tap, WC and bidet, pedestal hand wash basin and door to airing cupboard housing hot water cylinder.

### OUR REF: L0983

