



East Church Street, Kenninghall, Norwich, NR16 2EP
Guide Price £500,000



NO ONWARD CHAIN, a unique opportunity to acquire a detached period cottage with detached barn conversion/annex occupying a generous private plot in the heart of the village of Kenninghall.

East Church Street, Kenninghall

Key Features

- NO ONWARD CHAIN
- Detached period cottage
- Detached two bedroom annex
- Large private plot
- Potential for refurbishment
- Sought after village location
- Council Tax Band E
- Freehold
- Energy Efficiency Rating TBC.

SITUATION

The attractive and traditional village of Kenninghall is situated north of the A1066 connecting Thetford to Diss. The village offers a good range of amenities and facilities, including schooling, doctors surgery, well stocked village shop/convenience store and public house and over the years has proved to have been a popular and sought after location. The historic market town of Diss lies only 9 miles to the east providing a more diverse range of amenities and facilities including a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

Whittley Parish Estate Agents are pleased to offer a unique opportunity to acquire a charming period cottage and converted barn/self contained annex occupying a large plot in the centre of the village of Kenninghall.

THE COTTAGE

The Shop House is a two bedroom detached cottage believed to originally date back to circa 1592, once having been a shop and later converted into a residential home. The property has been extended over the years to the side aspect giving it spacious accommodation with the ground floor offering two large reception rooms, kitchen/breakfast room, shower room, and sunroom. There are two staircases leading to the first floor with one giving access to a large double bedroom with dressing area and bathroom and the other leading to a further double bedroom. The cottage boasts a wealth of character with exposed original timber beams, original batten and brace internal doors, Pamment tiled flooring and two large inglenook fireplaces one with wood burner set within. There are some Upvc double glazed windows and oil fired central heating. The property would benefit from refurbishment and modernisation throughout.

THE ANNEX

The annex is a two bedroom detached barn conversion set in the grounds of The Shop House and is ideal for those requiring dual occupancy. There may be potential to use as a holiday let or Airbnb subject to the relevant permissions. The annex is believed to have been converted in 1998 and offers spacious accommodation with a sitting room, kitchen/breakfast room, large utility room and cloakroom to the ground floor. There are two staircases leading to the first floor with one giving access to a double bedroom and the other leading to a large landing/study leading into a large double bedroom with ensuite shower room. There are many charming features in the annex such as what is believed to be an original Inglenook brick fireplace with wood burner set within, Pamment tiled floor, ledge and brace internal doors, and exposed timber beams. The Annex also benefits from oil fired central heating and solar panels.

EXTERNALLY

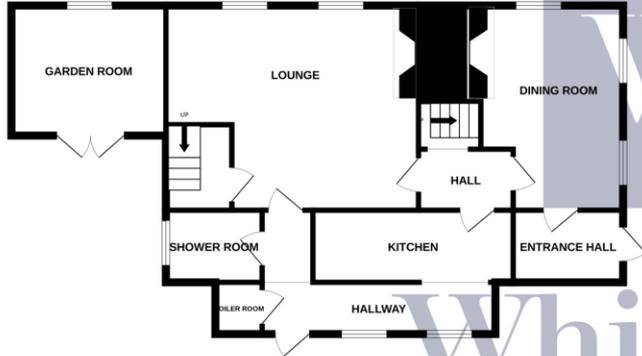
The Shop House is positioned within short walking distance to the village shop and the Red Lion public house and surrounded by similar attractive period homes. The property is accessed via a shared lode with parking in front of a gated carport. There is a side gate giving access to the rear garden which is mainly laid to lawn with areas of patio and a mixture of mature shrubs and pretty flowers. The garden is bordered by mature trees and enclosed by panelled fencing which gives an excellent degree of privacy. There are two large storage sheds/workshops both with power and light and a further shed/wood store.

OUR REF: AT049



The Shop House

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

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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The Annex

