



Beech Cottage, Salhouse, NR13

Five Bedroom Detached Cottage - Guide Price £680,000 - £700,000

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abbotFox Bespoke presents this charming family home, set back from the road with substantial frontage providing excellent off-street parking, a double garage and a generous garden.

The cottage enjoys versatile accommodation arranged over two floors with period features throughout as well as contrasting contemporary details.

The ground floor features an impressive vaulted open plan kitchen dining room with exposed brickwork and timbers and two large Velux windows to the rear. There is a good-sized sitting room with beams and fireplace, formal dining room with an ornately carved full mantelpiece, study, snug and second sitting room.

Two staircases lead to the first floor, with a total of five bedrooms and a stunning family bathroom. The principle bedroom features an en suite bathroom.

The garden is mainly laid to lawn sweeping away from the house to a post and rail boundary with open fields beyond. Adjoining the house is a paved terrace, ideal for alfresco dining and entertaining. The grounds amount to approximately 0.5 acres (stms).

KEY FEATURES

- 17th Century cottage
- Five bedrooms
- Five reception rooms
- Vaulted open plan kitchen dining room
- Traditional features throughout
- Contrasting contemporary details
- Double garage
- Off street parking for several vehicles
- 0.5 Acres (stms)

SITUATION

Salhouse is a bustling broadland village with a range of amenities including a public house/ restaurant, shops, café, post office and a primary school. With access to the Norfolk broads via Salhouse Broad. The village also benefits from a local railway station and access to both the larger centres of Wroxham and the city of Norwich, with easy route down to the A47 linking onto the southern bypass

Wroxham is renowned as the heart of the Norfolk Broads with a broad range of amenities including sailing and boating, along with a good range of shopping and banking facilities. Wroxham has its own railway station with regular trains to Norwich, with connecting trains onwards to London Liverpool Street and in the other direction via the Bittern Line to the North Norfolk Coast. Approximately 8 miles south-west is the city of Norwich offering nationally acclaimed shopping facilities, a variety of excellent independent cafes and restaurants, exciting nightlife, rich culture and history, a range of excellent schools, a university and, to the north, Norwich Airport providing both domestic and international flights.

SERVICES

To be confirmed

LOCAL AUTHORITY

Broadland District Council

COUNCIL TAX BAND

Band F

TENURE

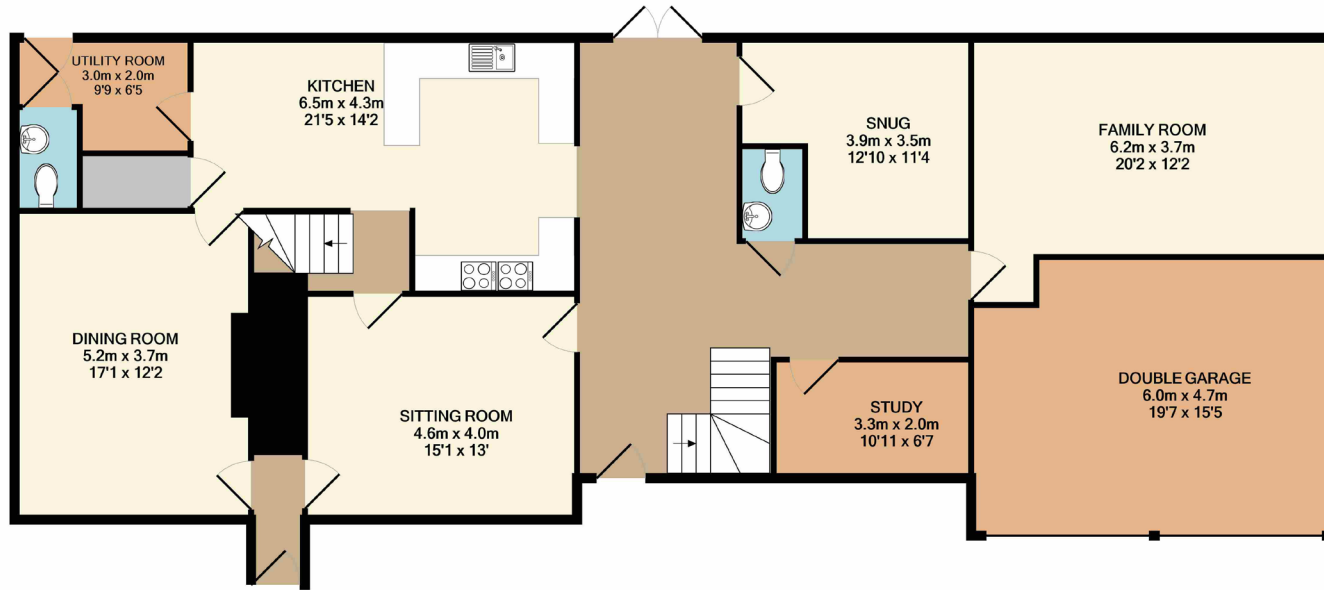
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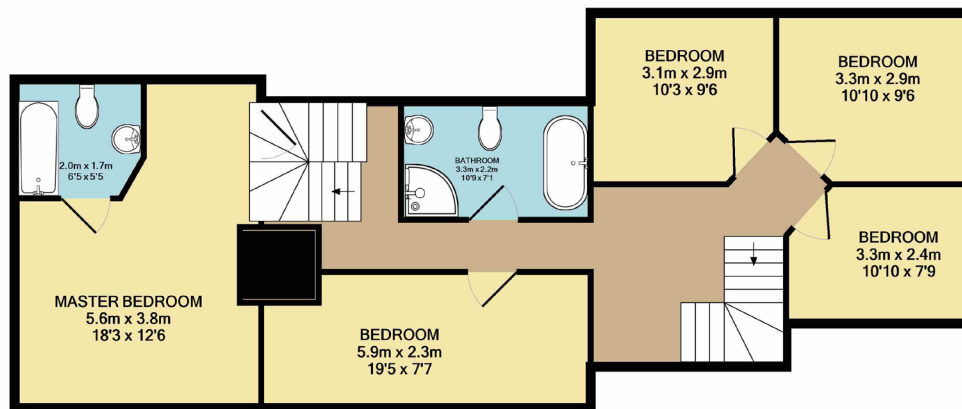


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GROUND FLOOR
APPROX. FLOOR
AREA 176.0 SQ.M.
(1895 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 86.5 SQ.M.
(931 SQ.FT.)

TOTAL APPROX. FLOOR AREA 262.6 SQ.M. (2826 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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