



**Ivy Cottage, North Walsham, NR28**

Beautiful period home Guide £800,000 - £825,000

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abbotFox Bespoke presents Ivy Cottage, a most impressive late 17th Century Grade II\* Listed home, neatly positioned within a private walled garden in the centre of North Walsham.

This distinctive house has an abundance of architectural detail including exposed timber beams, fireplaces, Georgian windows and beautiful Dutch gables. The property has undergone a comprehensive renovation by the current owners, who have restored its character and created a sensational living space by way of a sympathetic extension.

Generous accommodation approaches 3000 sqft and in brief, comprises; reception hall, cloakroom, stairs down to a cellar (currently being used as a home gym), triple aspect drawing room/home office, formal dining room, kitchen breakfast room with AGA, scullery and a stunning, newly constructed sitting room with roof lantern. The bedrooms are on the first and second floors. The first floor is accessed by two staircases. One of these serves the principle bedroom only, with the second serving three bedrooms and a family bathroom. The principle bedroom has an en suite which, could be used as a Jack and Jill with the guest bedroom. Two further bedrooms and a family bathroom can be found on the second floor.

The property features two, main, private gated entrances which lead to plenty of parking. There is a good sized landscaped garden, with a terrace in all measuring approximately 0.25 acres (stms).

## KEY FEATURES

- Six bedrooms
- Grade II\* Listed
- Private setting within a walled garden
- An abundance of architectural detail
- Cellar currently used as a home gym
- Stunning newly constructed sitting room with roof lantern
- Drawing room/home office, dining room and kitchen breakfast room
- AGA
- Central location with approximately 0.25 acres (stms)
- No onward chain

## SITUATION

North Walsham is a popular north Norfolk market town situated only a few miles from the north Norfolk coast and Norfolk Broads. The town offers a wide range of amenities including a Waitrose supermarket, leisure facilities, independently owned shops, cafes and restaurants, primary and secondary schools, Sixth Form College, doctor's surgeries and a community hospital. There are regular bus and train services to the cathedral city of Norwich, where a wider range of facilities can be found including an international airport and train station with a direct service to London Liverpool Street.

## SERVICES

Mains water, mains electricity, mains drainage and gas fired central heating.

## LOCAL AUTHORITY

North Norfolk

## COUNCIL TAX BAND

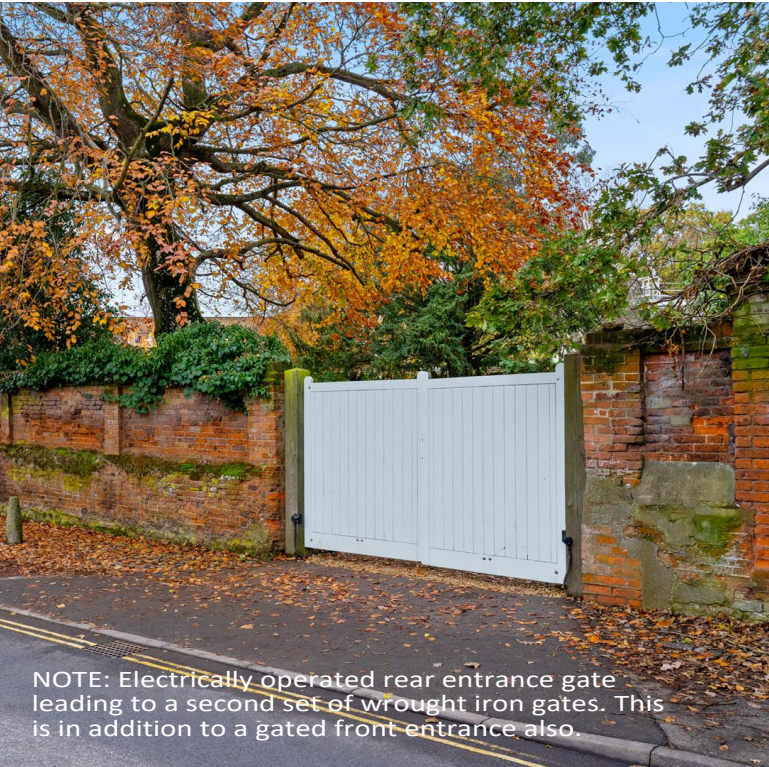
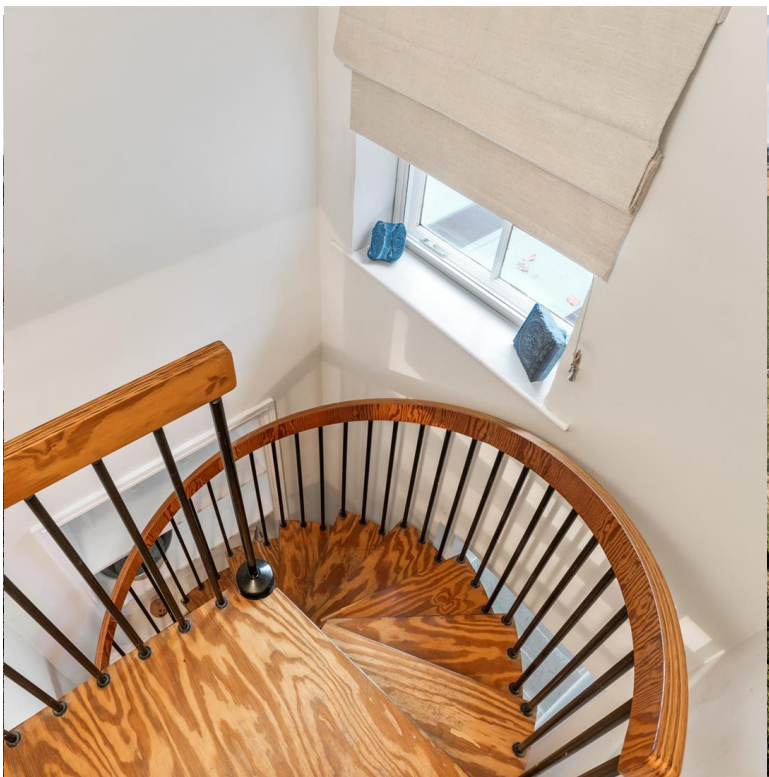
Tax Band F

## TENURE

Freehold







NOTE: Electrically operated rear entrance gate leading to a second set of wrought iron gates. This is in addition to a gated front entrance also.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Grade II\* Listed**

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending purchasers do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



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