



Church Cottage, Low Street, Crownthorpe, Wymondham,  
Norfolk NR18 9EU

twgaze



Church Cottage  
Low Street, Crownthorpe  
Wymondham  
NR18 9EU



Guide Price £775,000 - £800,000



- **Nestled in an idyllic and private ½ acre**
- **Oak framed single storey residence**
- **Remarkable high-end finish throughout**
- **Four double bedrooms**
- **Cart lodge and summer house**
- **Landscaped gardens and porcelain tiled patio**
- **Spectacular views to all aspects**
- **Bathroom and ensuite**
- **Recently installed air source heat pump**
- **Highly regarded hamlet on the outskirts of Wymondham**
- **Underfloor heating to all rooms**

**Location** Set in an elevated position with views across rolling countryside to every aspect. Offering the best of both worlds being in this popular village with its pre-school and primary school and just 3 miles from the vibrant market town of Wymondham and with Norwich City centre only 11 miles away. Nearby, there is highly regarded schooling at the Wymondham High Academy and Wymondham College. Wymondham is home to a fine range of local shops and retailers, including a Waitrose and Morrisons store, there is a weekly market and monthly farmers market. The local train station lies on the Norwich to Cambridge main line with regular commuter connections on to London Kings Cross. Norwich institutions such as the Norfolk and Norwich Hospital, the UEA, John Innes Centre and Research Park are within easy reach.



**The property** Church Cottage was completed to a high standard in 2010. The current ownership has seen this striking building benefit from further improvements. Most notably the recently installed air source heating, the redesigned fitted kitchen and porcelain tiled landscaping. The accommodation itself is of high specification throughout, with an abundance of solid oak finishes, including the flooring and the character beams. The entrance of the property welcomes you to the main reception room and the hub of the house. All living areas are accessible from here. There is a feature inglenook fireplace to separate the reception room from the sitting room with a double-sided burner. The sitting room features a vaulted ceiling and high-level glazing to appreciate the fields adjacent all

year round. There is also a useful garden room with double door to enter and on to the patio outside. The modern fitted kitchen in a neutral tone offsets the wood and beams perfectly, with ample storage and pantry cupboards. There is a 5-spot induction hob and double mid height ovens. There is also a rear utility/laundry room.

Off the central hallway is the rest of the spacious accommodation. All four double bedrooms unique in their presentation feature fitted cupboards and striking views. There is an ensuite to the master with a double length walk in shower. The family bathroom features a jet stream bathtub and another large walk-in shower.

**Outside** Approached by a 5-bar gate on to the generous driveway capable of holding many vehicles off road. One of the many wonderful things about this property is that the lawn wraps all around, with the property nestled rather centrally in the half acre. Creating different aspects to enjoy around the plot. A recently designed patio occupies a staggering space enjoyed by the living area of the building. This almost sunken patio is of a high-grade porcelain tile and has a multitude of uses. The rest of the grounds are mainly laid to lawn but for some fruit trees and established floral borders.

**Outbuildings** The sizeable double cart lodge was once subject to an approved planning application to make it a 3-car lodge with a studio above. Although this has now lapsed, it may well be information of significance should someone wish to reapply.

There is also a summer house with so much potential, plus two lockable garden sheds.

**Services** Mains water and electricity are connected. A recently installed Air Source heat pump providing central underfloor heating throughout. Klargestert treatment plant with new soak away complying to current legislation.

**Viewing** Strictly by appointment with TW Gaze.

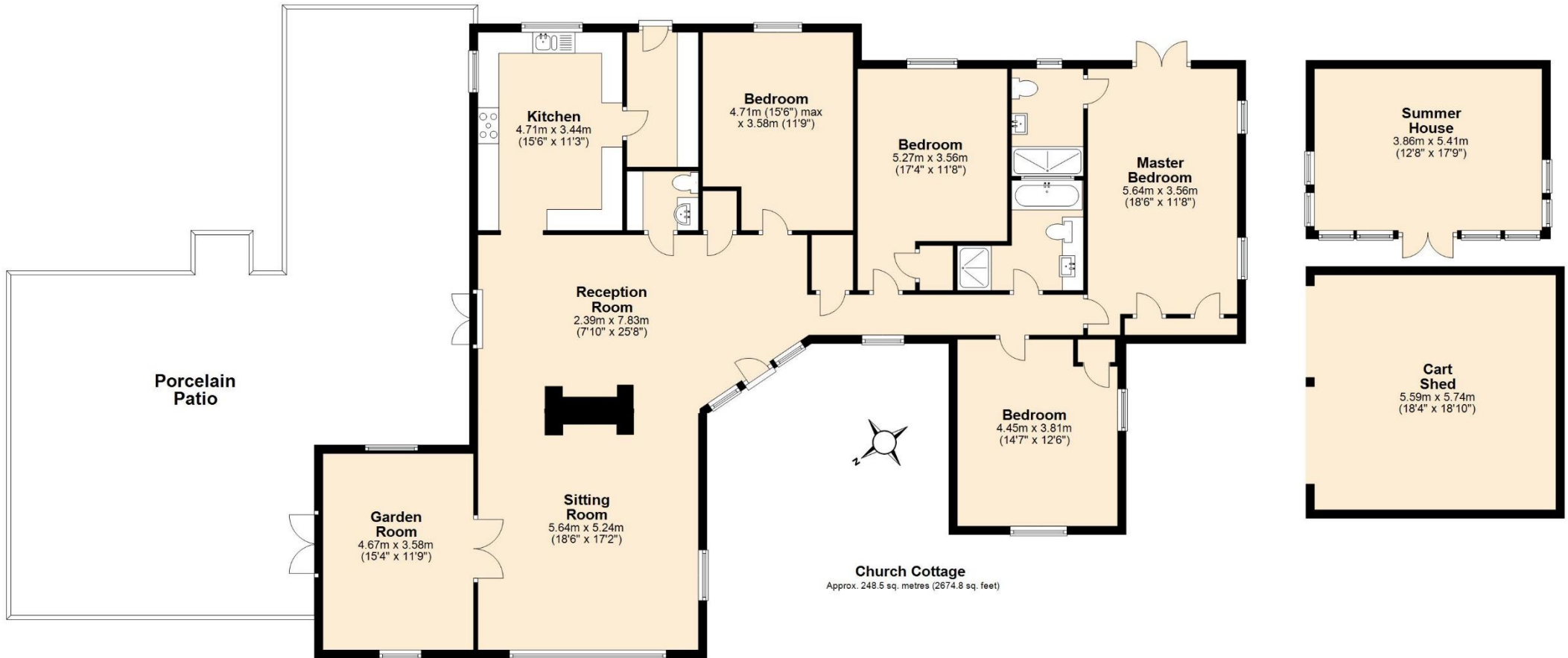
**Freehold**

**Council Tax Band – F**



**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.



**Important Notice**

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employ of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze has not tested any service, equipment or facilities. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Total area: approx. 248.5 sq. metres (2674.8 sq. feet)





10 Market Hill, Diss,  
Norfolk IP22 4VJ  
01379 641 341  
prop@twgaze.co.uk

33 Market Street, Wymondham,  
Norfolk NR18 0AJ  
01953 423 188  
info@twgaze.co.uk

