



2 Rookery Cottages
Silver Street
Besthorpe
Attleborough
NR17 2LD

Guide Price £360,000





- **Period Cottage and exceptional modern buildings**
- **Highly regarded Besthorpe Village**
- **An entirely unique country lifestyle**
- **Shepherds hut and detached home office**
- **3 bedrooms, plus mezzanine room**
- **Remarkable presentation throughout**
- **Very high specification finishes and fixtures**
- **Laundry room, workshop, and seated pergola**
- **Idyllic private position with field views**
- **Off road driveway parking for several vehicles**



Location

The small village of Besthorpe is located approximately 1 mile from Attleborough, which is a market town situated between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctor as well as a train station on the Norwich to Cambridge Line. Wymondham is 5 miles to the northeast providing a wide range of amenities and excellent schooling with Wymondham College (1 mile) recently being rated 'Outstanding' by Ofsted and one of the few UK State Schools offering boarding facilities. The A11 provides a swift route to Norwich in just 12 miles and offers a comprehensive range of commercial, entertainment and cultural amenities and excellent schooling together with a main line railway station providing regular services to London and Cambridge, as well as having an international airport.





The Property

A wonderful opportunity to purchase a semi-detached cottage highlighting an entirely unique country lifestyle with so much more to offer. The cottage itself has been finished to a remarkable standard whilst maintaining the intended charm and character of the building. The well considered and thoughtful layout provides a sitting room with wood burner and elegant panelling showcasing depth and space. The kitchen has been incorporated over two areas. The central section features the centre piece SMEG electric aga and wall/floor units. The second utility area holds the butler sink. Dishwasher, washing machine and fridge freezer. A separate and light dining room with French doors to the patio garden. The family bathroom is also found on the ground floor, stylishly finished with a single end roll top bath, shower, vanity sink and vintage high level toilet cistern. The first-floor features three beautifully appointed bedrooms, there is also a mezzanine room with velux window which could be utilised as additional dressing space or a fourth bedroom.

Additional Buildings

The property is truly enhanced by the array of outbuildings. Either constricted or renovated to an exceptional standard and all with wonderful constant use. There is a useful laundry room with plumbing for washing and dryer, a large workshop currently being utilised as home gym. To the front of the cottage is the most enchanting shepherds hut complete with lighting, power and full fittings. Ideal for guest accommodation or even air B&B. There is also a recently finished and complete home office, fully fitted with a separate WC and sink for tea/coffee facilities.

Outside

Approached through wall mounted 5 bar gate and in to a large area of shingled off road driveway parking. This in turn leads to a patio seating area

directly adjacent to the Shepherds Hut and home office. A generous and manicured lawn with brick pathway leading to the front of the cottage. To the rear the grounds have been meticulously shaped to make full use. There is easy and spacious access to all other buildings with a central raised area set for dining. To the very rear of the plot is the seated pergola with exceptional view over horses grazing in the fields beyond.

Directions

Leaving Wymondham on the London Road/B1172. Passing over the roundabout and entering Besthorpe. Take the left turning in to Silver Street and take the first left immediately over the bypass. Rookery Cottages will be found at the bottom of the land on the right.

Services

Mains water, electricity and drainage is connected. Oil fired boiler providing heating to radiators.

Viewing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	58	76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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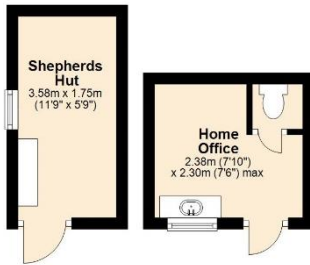
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Total area: approx. 137.4 sq. metres (1479.1 sq. feet)



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