**Mains Services**
Mains electricity and water, private drainage.

**Energy Efficiency Rating**
G Ref:- 7898-5904-7260-4305-2930 To retrieve the Energy Performance Certificate for this property please visit https://www.epcregister.com/ and enter in the reference number above.

**Council Tax Rate**
Band D
**Woodrowell**

A most impressive and deceptively spacious 4 bedroom semi-detached period cottage set in glorious gardens of around 1 acre and overlooking open countryside. This fine character residence boasts a wealth of period charm and features which have remained unspoilt over the years and now offers a perfect opportunity to enhance and create a delightful home. The generously proportioned accommodation briefly comprises: Ornate storm porch, delightful sitting room with open fireplace and beams, formal dining room with open fireplace, charming cottage kitchen/breakfast room leading onto a garden room. To the first floor there are three individual double bedrooms all with delightful countryside views, a fourth single bedroom with a pretty dual aspect and a family sized bathroom. The gardens are truly exceptional and feature carefully shaped lawns decorated with vibrant shrub and flowering borders, paved sun terraces, established vegetable plot, ornamental pond, wooded copse area with charming grassy pathways and ‘secret garden’ areas. To one side is an attached double garage incorporating a utility boiler room and WC. The cottage occupies a most enviable position adjoining stunning open countryside with views towards the village church but is also highly convenient for Holt, Reepham and the city of Norwich.

**Wood Dalling**

The village of Wood Dalling is approximately 7 miles west of Aylsham and 3 ½ miles from Reepham. Its church, St Andrews, sits in the centre of the village and dates in part to the 13th century. The popular and attractive town of Reepham has a highly regarded primary school and an ‘outstanding’ secondary school, which achieved the highest Ofsted rating in the UK and has an adjoining sixth form college. In the town, there is a large park with a wide range of facilities including a large selection of shops including a bank, a newsagent, a post-office, a library, healthcare centre, pharmacy, greengrocer, butchers, a whole foods and hardware store, adventure playground and public tennis courts. The town holds a market in the square every Wednesday. There is also a hotel with public sports facilities and two further public houses. The Cathedral City of Norwich is approximately 14 miles away and has major rail links to London Liverpool Street and Norwich International Airport.

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**Viewing by appointment with our Holt Office 01263 710777  holt@sowerbys.com  www.sowerbys.com**

**Total area: approx. 1731.8 sq.feet**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows 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 checked by any potential purchaser.
Outside
The cottage boasts truly spectacular gardens to front and rear, the property is accessed from the lane on to a private shingle laid driveway with parking for several cars, and giving access to the garage block. The front gardens are of formal design with well-kept shaped lawns, delightful mature and well stocked shrub borders surround the perimeter and to the central area and there is a selection of fine trees, fruit trees, shrubs and flowering plants. The front garden enjoys a delightful open aspect over open countryside and onwards to the village church. Accessed from the existing garden room is a small sheltered area enclosed by shrubs and trelliswork where you will find a delightful sun terrace. To the west elevation of the cottage and running along the side of the garage is a shingle laid pathway leading to the rear garden.

Rear Garden
The rear garden has been cleverly and beautifully designed by the present owner and incorporates various areas which include an extensive paved terrace off the back of the cottage which leads on to a decorative circular brick sun terrace surrounded by a fine selection of shrubs and flowering plants. There is a multitude of shaped lawn areas bordered by further mature shrub and flowering beds; there is a designated area for vegetable plots. Walking further in to the rear garden you will find more shaped lawns with delightful shrub and flowering plant beds, there is an ornamental pond and a huge array of fine specimen trees and fruit trees. Grass laid pathways lead further into the garden and arrive at a small wooded copse area which features delightful little corners and secret gardens.

Accommodation Comprises :-

Sitting Room
22’ 0” x 12’ 3” (6.71m x 3.73m)
A charming and traditional sitting room enjoying a delightful dual aspect with double glazed sash window to the front overlooking the gardens and the village church beyond, double glazed sash window to side and ornate multi-paned window looking through to the garden room. Extensive exposed beams to ceiling, ornate open fireplace with an oak beam, herringbone brick weave side panels and a panneau hearth fitted with a cast iron grate. Fitted cabinets and shelving either side of the fireplace, stripped and polished wooden floors, recessed wall alcove with shelving and two wall mounted radiators. Panelled door leads through to the:

Dining Room
13’ 10” max x 9’ 0” (4.83m x 2.74m)
Ornate multi-paned window with delightful views over the rear garden, feature open fireplace with a decorative wooden mantle, brick surround and a panneau tiled hearth. Cupboards and shelving either side of the fireplace, stripped and polished wooden floorboards, and latched door reveals a turning staircase rising to the first floor with cupboards under, wall mounted radiator. Panelled door leads through to the:

Kitchen/Breakfast Room
15’ 10” x 8’ 7” (4.83m x 2.62m)
A delightful cottage style kitchen enjoying a bright dual aspect with ornate multi-paned windows to front and rear overlooking the gardens, exposed beams to ceiling, kitchen incorporating a range of wall units, base units and drawers, hardwood round edged work surfaces, space for under counter fridge or freezer, single drainer stainless steel sink, space for a floor mounted cooker. Original period panneau tiled floor, panelled and glazed door leads out to the rear terrace and garden. Gazed and panelled door leads through to the:
Bedroom Three
10' 4" x 9' 10" (3.15m x 3m)
Double glazed sash window to the front aspect with delightful views over the front formal gardens and countryside beyond, ceiling light, decorative cast iron fireplace (not currently in use) and wall mounted radiator.

Bedroom Four
8' 8" x 7' 5" (2.64m x 2.26m)
A pretty little bedroom with a bright triple aspect, with windows to three sides all enjoying delightful views, fitted cupboards to one wall housing the hot water cylinder, wall mounted radiator, decorative exposed beams to one wall and a high level fitted eaves storage cupboard.

Bathroom
9' 1" x 5' 4" (2.77m x 1.63m)
Ornate multi-paned window to rear, ceiling light, three piece white bathroom suite comprising a vanity wash hand basin with a cupboard underneath, low level WC, panelled bath with chrome taps and a tiled surround, wall mounted radiator.

Garden Room
8' 1" x 6' 1" (2.46m x 1.85m)
Timber framed garden room sat on a dwarf brick wall, this room requires extensive renovation or removal, but offers great potential.

First Floor Landing
Ornate multi-paned window to the front with countryside views, ceiling light, access hatch to a loft space, panelled and latched doors to all further accommodation.

Bedroom One
14' 1" x 9' 0" (4.29m x 2.74m)
Two ornate multi-paned windows to the rear aspect enjoying stunning views over the garden and countryside beyond, ceiling light, fitted cupboard to one wall with internal shelving and two wall mounted radiators.

Bedroom Two
13' 2" x 11' 10" reducing in parts (4.01m x 3.61m)
Double glazed sash window to the front aspect with delightful views over the front formal gardens and countryside beyond towards the village church, central ceiling light, fitted cupboard to one wall with internal hunging rails and shelving and wall mounted radiator.

Attached Double Garage
19' 7" x 18' 6" (5.97m x 5.64m)
The attached double garage block is of modern construction with brick walls and a pitch-tiled roof, to the front are two single up and over manually operated doors, two windows to the rear and a panelled door, which leads into a utility room and boiler room.

Utility Room/Boiler Room
11' 3" x 9' 5" (3.43m x 2.87m)
Ceiling light, access hatch to loft storage space, window and door to rear, butler style sink with wall mounted taps over, space and plumbing for a washing machine, tumble dryer and an additional fridge/freezer, low level WC. This room potentially could be connected to the main accommodation providing a utility room directly from the house subject to the relevant building regulations and planning consents.