

Rectory Cottage
Woodrising Road | Woodrising | Norfolk | NR9 4PJ

FINE & COUNTRY

PICTURE PERFECT



A beautiful country cottage in an idyllic rural location, close to Hingham and Wymondham,
yet surrounded by open farmland, this home enjoys a delightful setting.
Inside it continues to impress, with well proportioned rooms and charming character features.
There's a pretty, private garden too - a safe and secluded suntrap.
A home to fall in love with, a place with a wonderfully welcoming feel.


SCULPTURE

KEY FEATURES

- A Pretty Detached Cottage in the Village of Woodrising near Hingham
- Three Double Bedrooms with Ground Floor Bathroom and First Floor WC
- Farmhouse Style Kitchen with Separate Utility
- Sitting Room with Dual Aspect overlooking The Green and Garden
- Dining Room with Beamed Ceiling and Inglenook Fireplace with Wood Burner
- Mature Garden with Patio Area and Garden Shed
- Parking Area to the Side of the Cottage
- The Accommodation extends to 1,587 sq.ft
- Energy Rating: E

Full of character yet not listed, this picturesque country cottage has enormous appeal. It's been so well cared for and beautifully balances the authentic character of the original building with a sense of comfort. The rooms are spacious and the cottage larger than it first appears, yet it's also very welcoming and cosy. The location is rural but well placed for easy access to Hingham, as well as a choice of towns, main roads and transport links.

A Period Piece

Thought to date back to the mid-18th century in its oldest parts, this cottage is brimming with original features. With an abundance of beams and a lovely inglenook, it has that quintessential country character that offers a warm welcome. The original footprint has been extended to one side and to the rear, adding a further double bedroom and spacious sitting room, plus a long reception hall, utility room and ground floor bathroom. The owners have made a number of improvements over their years here and the result is a delightful property anyone would be pleased to call home.

Abundant Charm

The layout is ideal for a couple or family and the house is cosy and intimate in winter, whilst being refreshingly cool in summer. The main sitting room has a dual aspect, with views over the green and the village sign on one side and down the garden to the other. The dining room has been the setting for many dinner parties in the years the owners have been here, and is especially memorable for Christmas gatherings, a fire blazing away in the log burner. You have a well proportioned farmhouse kitchen, with a range cooker and breakfast table, connecting both to the dining room and to a utility room, so it's as practical as it is attractive.







KEY FEATURES

The family bathroom is found on the ground floor, whilst a cloakroom can be found on the first floor, along with the three double bedrooms. Two of the three bedrooms have a lovely outlook and are full of character, with the original oak timbers on display.

A Peaceful Position

Outside, the secluded garden is completely enclosed and private - a safe space where children can play out without having to be closely supervised. There's a sunny terrace where you can dine al fresco, or simply sit back and enjoy your surroundings. As this is a rural area, you have wildlife to keep you company, including a great variety of birds. The quiet lanes and footpaths beyond offer plenty of places to explore, walking your dog or heading out for a run. When you need to pop to the shops, or for other amenities, the beautiful village of Hingham, packed with period buildings, is just a couple of miles away. It's worth noting that the GP surgery here is award winning and very highly regarded and the primary school is also most desirable. One of the lovely things about life in the cottage is that you enjoy all the benefits of country living, but you have so much choice on the doorstep - you're within easy reach of Wymondham, Attleborough, Watton and Dereham, and close to the A11 and A47 for travel out of the county. Norwich is also a short drive away and you can be at the university or hospital in just 20 minutes.



















INFORMATION



On The Doorstep

Rectory Cottage is situated in the Breckland village of Woodrising, near the 14th century church. 2 miles to the east is the popular Georgian market town of Hingham, which has a good range of local amenities including shops, doctors surgery, village school and the popular White Hart Hotel, a 15th-century Grade II listed country dining pub and boutique hotel. Wymondham (8 miles) has a Waitrose supermarket and a railway station with regular services to Cambridge, with services going on to London Kings Cross.

How Far Is It To?

Norwich, the regional centre, has a comprehensive range educuational and cultural amenities, an international airport and a mainline railway station. Woodrising is about 8 miles from the A11 trunk road, which gives excellent access to Cambridge, Newmarket and Stansted airport. The Old Rectory is well located for access to the university of East Anglia, the Hospital and Research Park. The fashionable North Norfolk coast is a 45 minute drive away.

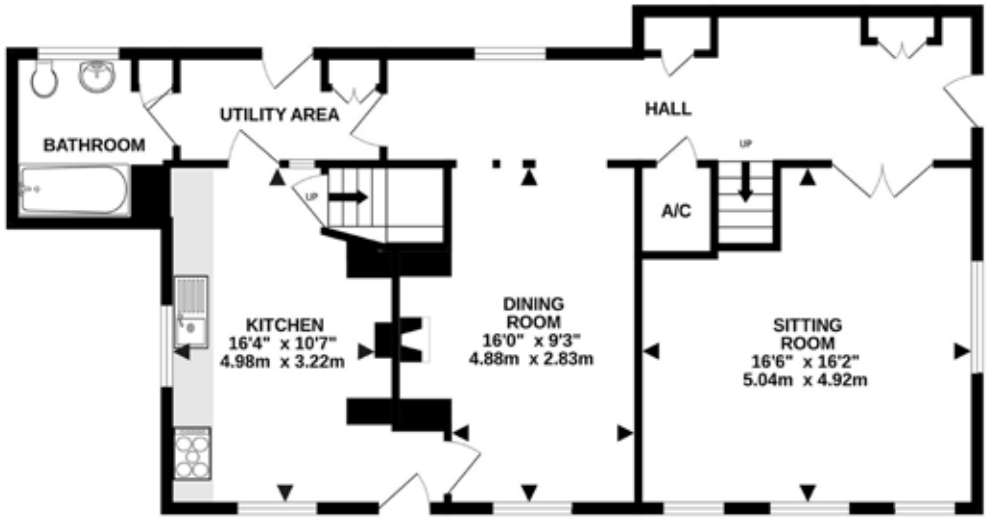
Directions

From Norwich head south on the B1108 Watton Road. Continue through Hingham, turning right signposted Woodrising on the Woodrising Road. Follow this roaqd and then turn right to stay on Woodrising road and after a short distance the property, will be found on your right hand side, near the village sign.

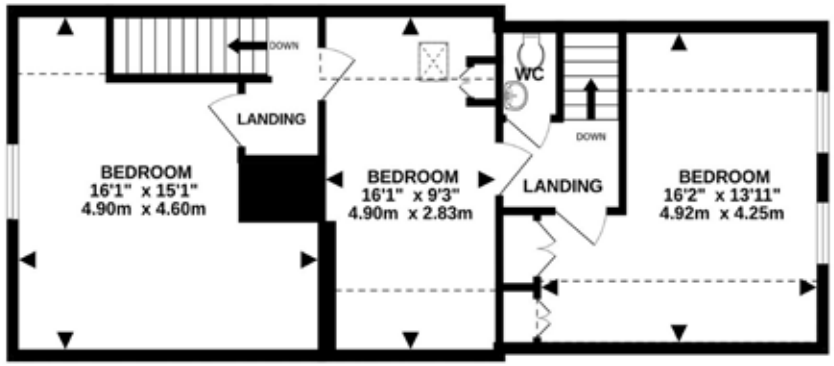
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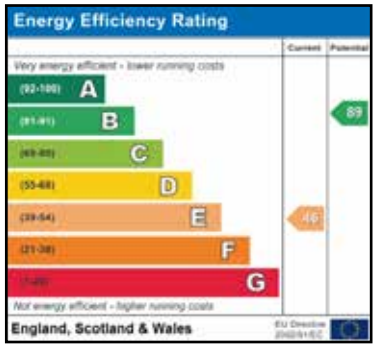
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GROUND FLOOR
943 sq.ft. (87.60 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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