



The Cottage Rectory Lane, Bunwell

Offers in Region of £600,000

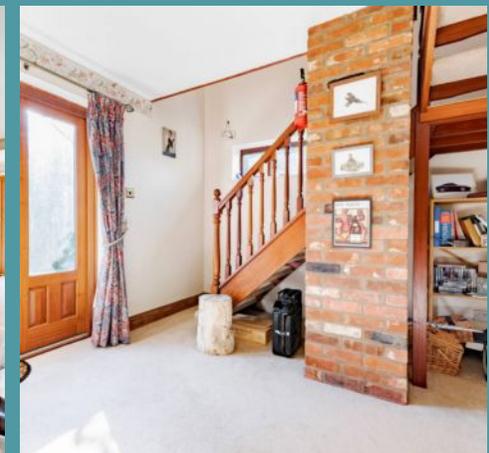
The Cottage Rectory Lane

Bunwell, Norwich

Immerse yourself in the beauty of the countryside with this charming Grade II Listed thatched cottage, set on a generous 0.36-acre plot. Bursting with character, the home features exposed beams, inglenook fireplaces, and a carefully updated interior that blends historic charm with modern comfort. The landscaped gardens are complete with a courtyard patio and access to a corner of the adjacent field for a vegetable patch. Frequent sightings of owls and deer further enhance the idyllic rural setting, making it a haven for nature lovers. Additional accommodation in the Stable Block, along with a unique Edwardian summer house on wheels, adds flexibility and potential to this exceptional home.

The Location

Bunwell is a charming village located just 5 miles from Wymondham and Attleborough, offering a peaceful rural setting with convenient access to a variety of local amenities. The village itself boasts a small shop, Bunwell primary school and a post office, serving the day-to-day needs of residents. For more extensive amenities, the nearby town of Wymondham offers a wider selection of shops, supermarkets, and schools catering to all ages, with a primary school, high school and college. Wymondham also benefits from excellent transport links, including a railway station, making it an ideal location for those looking for both countryside living and easy access to larger towns and cities.





The Cottage Rectory Lane

Bunwell, Norwich

The Cottage, Rectory Lane

Set within an idyllic rural landscape, this picturesque Grade II Listed thatched cottage offers a rare combination of classic features with contemporary benefits. Boasting breathtaking field views to the rear and a generous plot of approximately 0.36 acres, this character-filled home has been lovingly maintained, with a recently replaced thatched ridge ensuring its timeless appeal. Inside, a wealth of period features await, including exposed wooden beams, stunning inglenook fireplaces, and a thoughtfully updated interior.

At the heart of the home lies a newly fitted, well-appointed kitchen, complete with sleek Corian worktops, a traditional range cooker, and a butler sink alongside a second sink for added practicality. This stylish and functional space is designed for both casual dining and serious culinary pursuits.

Adjacent, the cosy triple-aspect sitting and dining room provides an inviting space to relax, bathed in natural light and warmed by a feature fireplace. A separate study with French doors opens onto a charming terrace—ideal for those who work from home or simply enjoy a peaceful reading nook. A handy utility/WC enhances the practicality of the ground floor, providing additional storage and workspace.





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Upstairs, two staircases lead to the first floor, where three comfortable bedrooms await. The principal bedroom is spacious and light-filled, while bedroom three benefits from its own en-suite, adding convenience and privacy. The family bathroom has been recently updated, featuring contemporary fixtures that seamlessly complement the home's character. The beautifully landscaped gardens are thoughtfully designed, with mature planting, a courtyard patio, and the added bonus of access to a corner of the adjacent field, perfect for creating a vegetable patch. The outdoor space is a haven for nature lovers, with frequent sightings of owls and deer. A unique feature of the property is the Edwardian summer house on wheels, an intriguing project piece that remains on-site and offers exciting potential.

Beyond the main residence, additional accommodation is available in the charming Stable Block, which has previously been used as a B&B. This self-contained annex offers two well-appointed en-suite bedrooms and a boot room, making it ideal for multi-generational living, guest accommodation, or potential rental income. The flexibility of this space allows for a range of uses, from a private space to an income-generating opportunity.

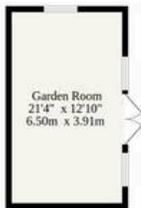
Agents Note

Sold Freehold

Connected to oil-fired heating - alongside remaining mains services.

2 Boilers one for main house and one for the annex

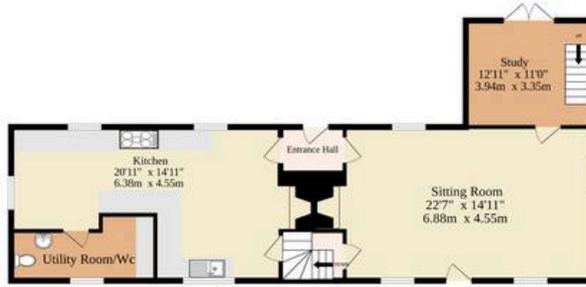




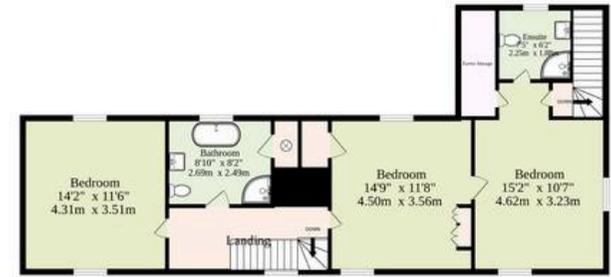
Outbuildings
834 sq.ft. (77.5 sq.m.) approx.



Ground Floor
803 sq.ft. (74.6 sq.m.) approx.



1st Floor
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2411 sq.ft. (224.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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