



## Old Blacksmiths Cottage Norwich Road, Yaxham

Guide Price £550,000 - £575,000



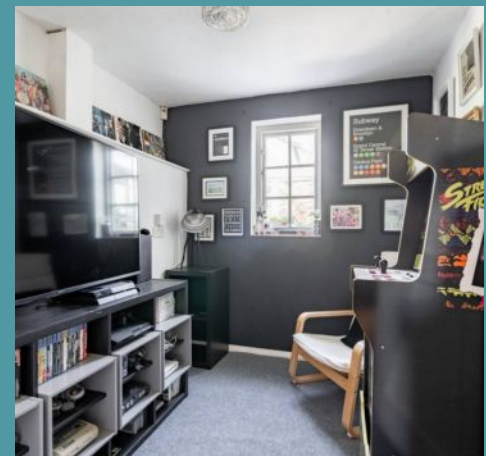
# Old Blacksmiths Cottage Norwich Road

Yaxham, Dereham

Steeped in history, this traditional blacksmiths cottage retains the properties original character features whilst incorporating modern comforts. Set on a generous size plot, this cottage benefits from a large outbuilding with the potential to covert (stpp). Its interior showcases spacious and flexible accommodation, with two reception rooms, a kitchen/breakfast room, a garden room, a study, a shower room, four bedrooms and a bathroom. Externally, you will discover beautifully maintained grounds and a driveway providing off-road parking. Experience a lifestyle of comfort and ease, within a peaceful rural setting.

## Location

Yaxham is a charming village located in the Broadland district of Norfolk, about 10 miles west of Norwich. With its history dating back to the Domesday Book, the village showcases traditional Norfolk architecture and a rich heritage. The tight-knit community organises various local events and activities, creating a strong sense of belonging among residents. Surrounded by beautiful countryside, Yaxham offers picturesque walking trails and access to the nearby River Yare. While it has essential amenities like a local pub and church, residents often travel to nearby towns for more extensive services. For larger shopping options, Dereham is nearby, featuring supermarkets and a wider variety of retail choices. Yaxham also benefits from good transport links, being close to the A47 and having a railway station that connects to Norwich and beyond. Additionally, it's conveniently located near attractions like the Norfolk Broads, which are popular for boating and fishing, as well as nature reserves and historic sites.





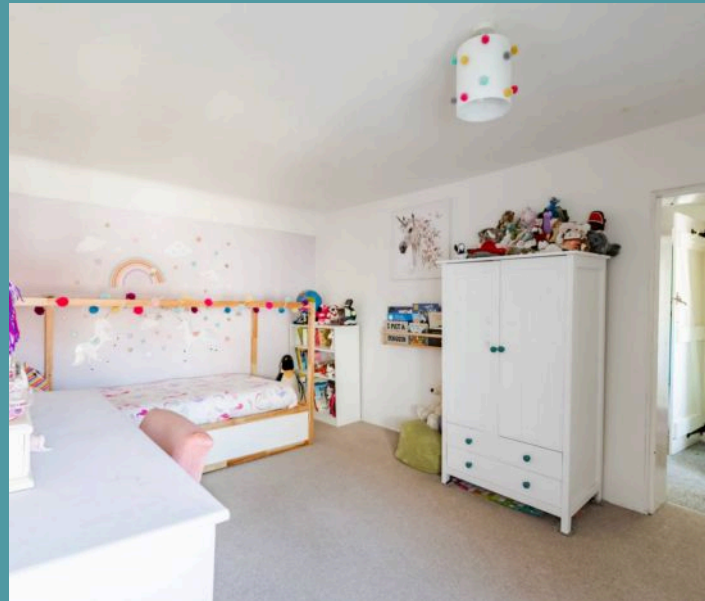


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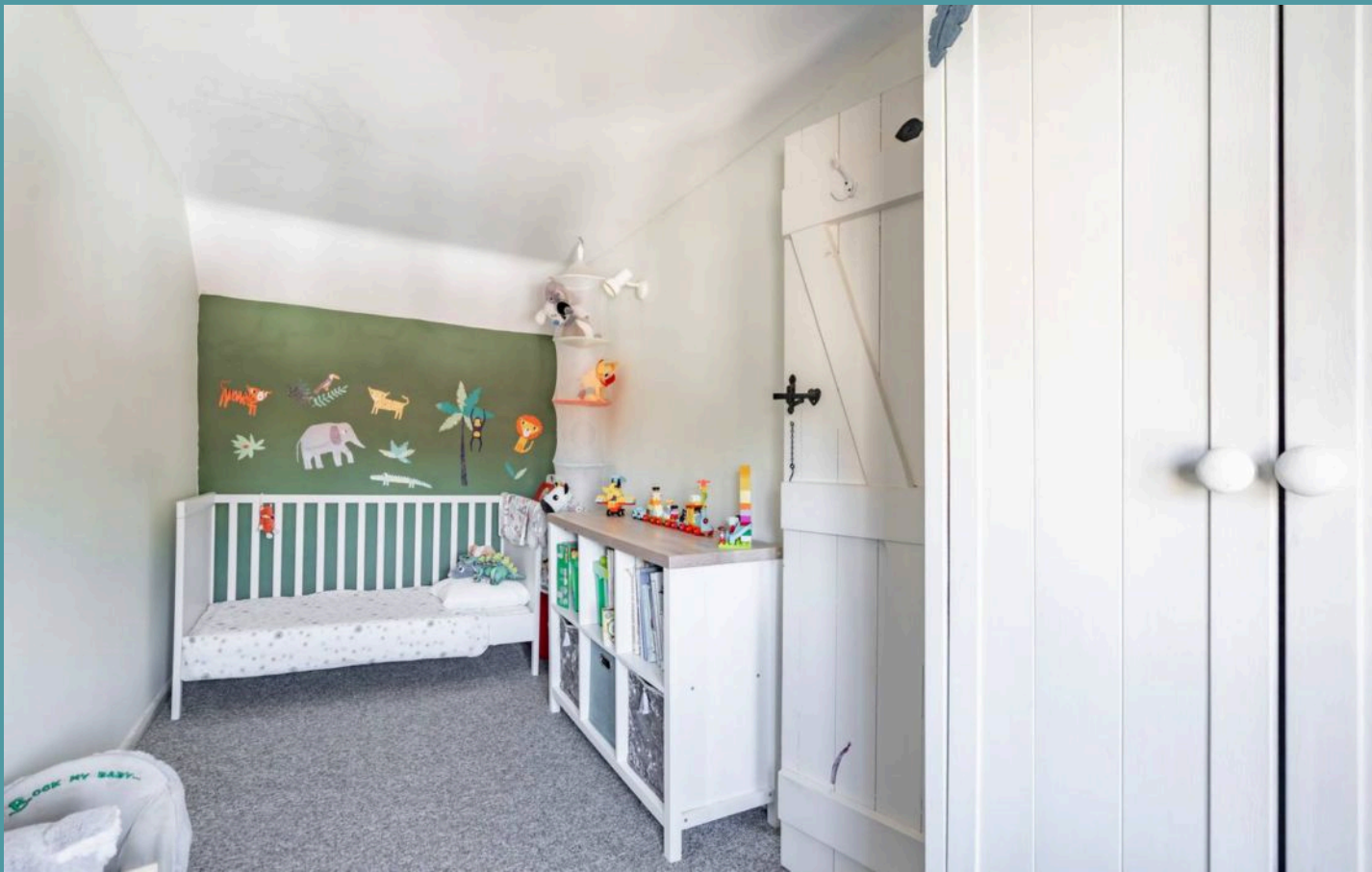
Yaxham, Dereham

From the moment you step through the door, the cottage's original character features immediately captures your attention, featuring exposed wooden beams, rustic brick fireplaces, classic tiled flooring, and charming windows adorned with Georgian bars. The heart of the home lies in the kitchen/breakfast room, designed with practicality and style in mind. Fitted with an array of wall and base units, a Rangemaster oven, and a central island/breakfast bar unit, designed to elevate your cooking experience.

The home further showcases two large reception rooms, each adorned with their own unique brick-built fireplace, creating intimate spaces ideal for relaxation and social gatherings. A flexible study offers a private space for those who work from home, while a light-filled garden room allows you to enjoy the outdoors within the comfort of your home. Completing the ground floor is a shower room, installed with a modern three-piece suite.





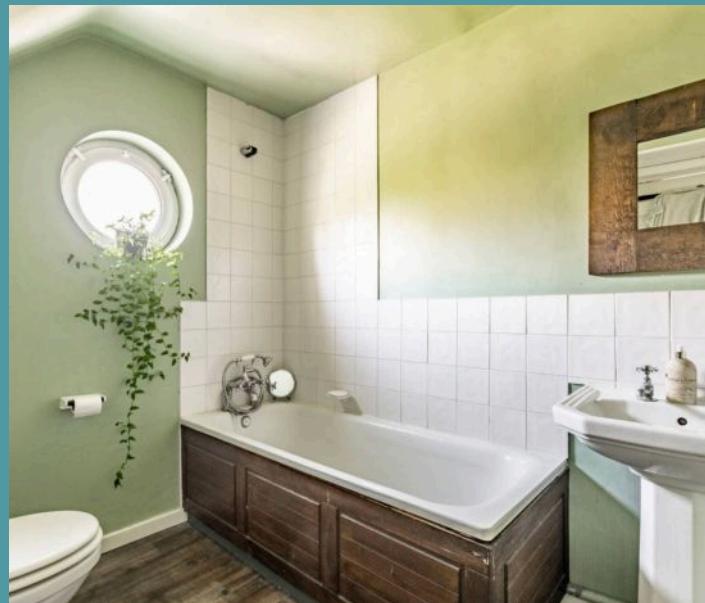
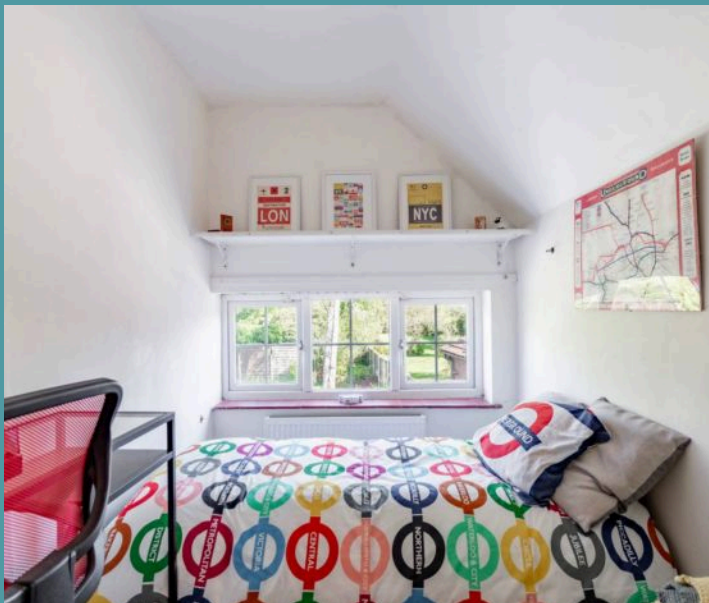


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Ascending either staircase, you will encounter four generously proportioned bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The two main bedrooms share a dressing room, for storing your personal belongings. A family bathroom is located on this floor, with a new three piece suite that accommodates all occupants.

Complementing the property's allure is a large outbuilding, with proposed plans that displays the potential to convert into a two-bedroom annexe (stpp). Whether utilised for additional accommodation, a guest house, or for generating rental income, this versatile space can be tailored to your own preference and style.



Outside, the expansive grounds envelop the residence in a cloak of natural beauty. Well-established and meticulously maintained, the grounds offer endless possibility for outdoor activities and enjoyment. It is predominately laid to lawn, boarded by planted beds, shrubbery and mature trees, with a patio area for your outdoor seating arrangements. A shingle driveway provides the finishing touch, offering ample off-road parking for multiple vehicles.





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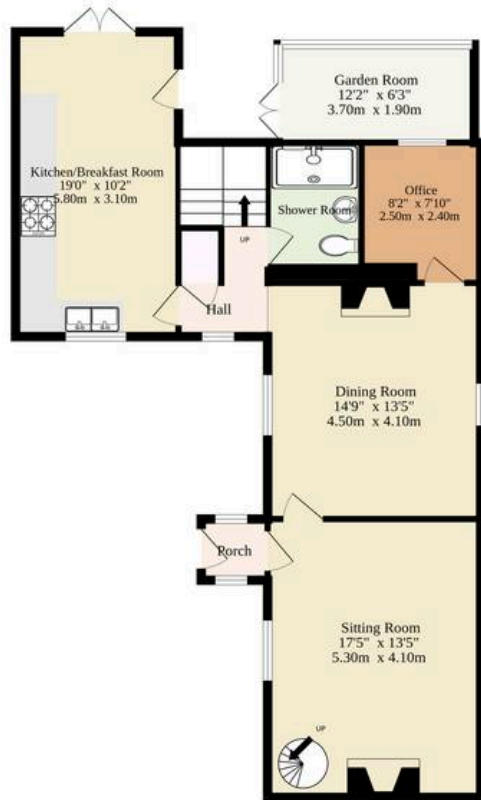
Yaxham, Dereham

- Traditional blacksmiths cottage set within the rural village of Yaxham
- Retains the cottages original character features including exposed wooden beams, brick fireplaces, tiled flooring and quaint windows with Georgian bars
- Large outbuilding (proposed plans) with the potential to convert into a two bedroom annex, for additional accommodation or income purposes (stpp)
- Kitchen/breakfast room fitted with wall and base units, a Rangemaster oven and a central island/breakfast bar unit
- Two reception rooms, both accentuated by brick-built fireplaces, inviting relaxation and entertaining
- A flexible study suitable for someone that works from home, a light-filled garden room and a modern ground floor shower room
- Four bedrooms, a dressing room and a family bathroom suite
- Expansive grounds that are well-established and maintained, offering endless possibilities for outdoor activities and enjoyment
- Shingle driveway providing ample off-road parking for multiple vehicles
- Quaint countryside village, with a primary school, bus routes, a church, train station and shops nearby

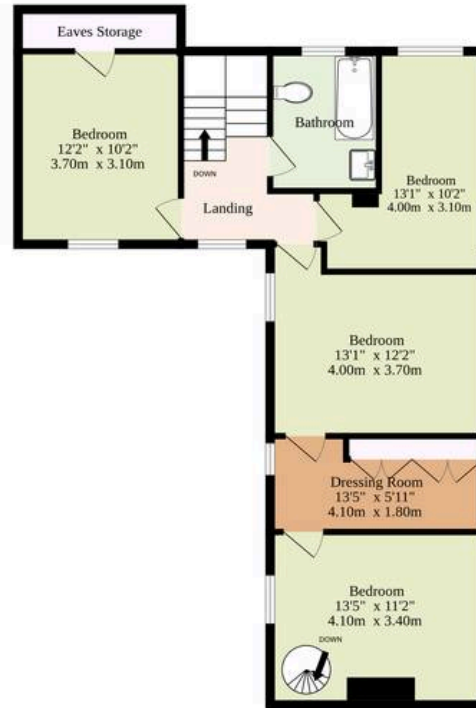




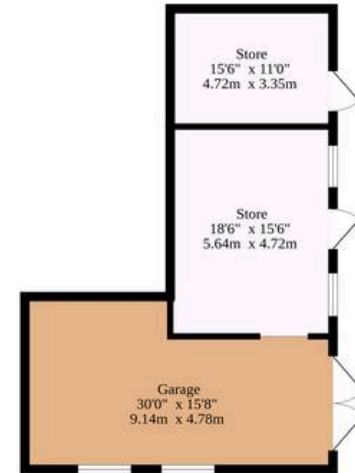
Ground Floor  
832 sq.ft. (77.3 sq.m.) approx.



1st Floor  
770 sq.ft. (71.5 sq.m.) approx.



Existing Outbuilding  
935 sq.ft. (86.5 sq.m.) approx.



Proposed Plans



Sqft Includes The Existing Outbuildings But Not The Proposed Plans

**TOTAL FLOOR AREA : 2538sq.ft. (235.8 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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