



## Crispin Cottage Cock Street, Barford

In Excess of £300,000



# Crispin Cottage Cock Street

Barford, Norwich

Introducing this beautiful semi-detached cottage in the Norfolk village of Bardford that epitomises the essence of countryside living. Lovingly maintained and renovated to a high standard, this property seamlessly blends modern comforts with the cottage's original character features, such as exposed beams and brickwork. Showcasing a spacious sitting with an inglenook fireplace, a farmhouse-style kitchen/dining room with a Rangemaster cooker, a functional utility room, a new shower suite, two double bedrooms, a maintained garden, a versatile outbuilding and a large driveway. Embrace a comfortable and quiet lifestyle within this stunning home.

## Location

Barford is a small, picturesque village nestled in the heart of Norfolk. Situated just a short drive west of Norwich and north of Wymondham, it offers a peaceful rural setting while still being within easy reach of larger towns and city amenities. Surrounded by open countryside and farmland, Barford reflects the traditional charm of Norfolk villages, with quiet lanes, a historic parish church, a village hall, a primary school, a newly opened pub, bus routes and a strong sense of community. Its location makes it ideal for those seeking a balance between country living and accessibility to the broader East Anglia region.







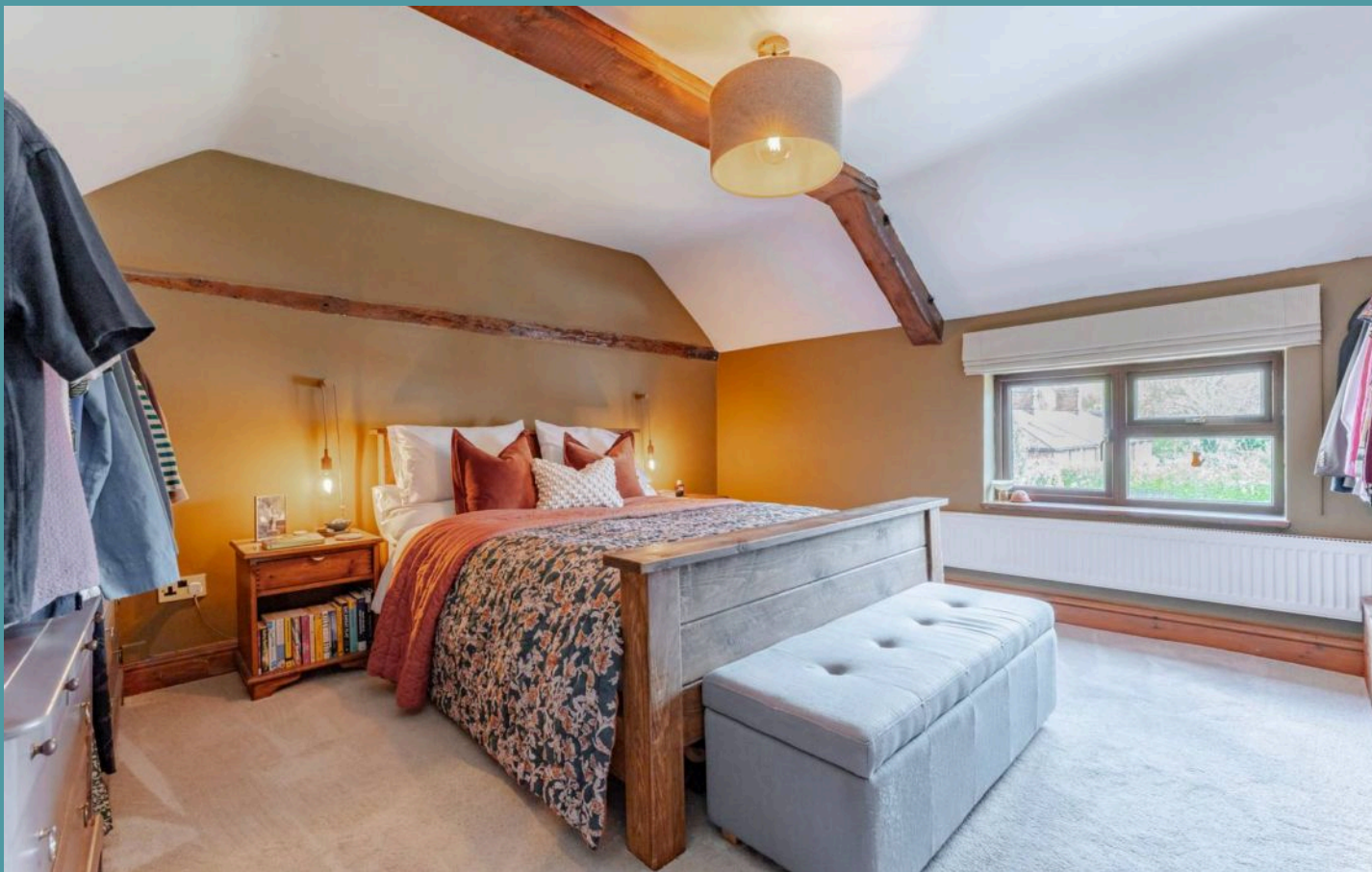
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Upon entry, you are greeted by a spacious sitting room that exudes warmth and character, accentuated by a large inglenook fireplace with an inset wood burner. This inviting space serves as the perfect setting for relaxation and entertaining, offering a cosy ambience for gatherings with loved ones. The farmhouse-style kitchen/dining room is truly the heart of the home, equipped with quality wall and base units, a traditional Rangemaster oven, and a butler sink. It flows into the dining area, encouraging intimate family meals or socialising with friends. Completing the ground floor is a functional utility room for your additional storage and laundry appliances. The shower room comprises of a brand new three piece suite with a contemporary style, enhancing the convenience and practicality of every-day living. The upper level of the cottage flaunts two double bedrooms, each offering comfort and privacy for each occupant.







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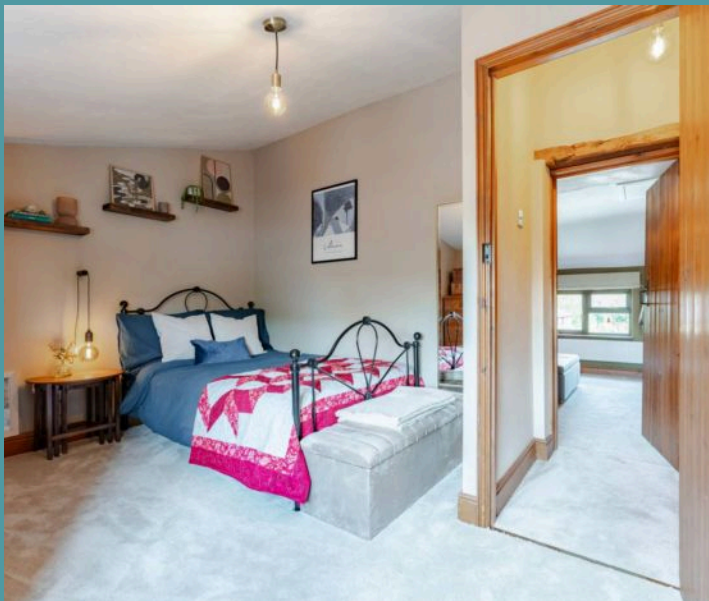
Step outside to the beautifully maintained garden, offering several seating areas for al fresco dining or relaxing amidst the serene surroundings. There are multiple planted beds and potted shrubbery, adding colour and character to the space. A versatile outbuilding provides additional storage, workshop space or if you wanted a dedicated space to work from home. Overall, the garden is fully enclosed so you can enjoy in seclusion. At the front of the residence is an extensive shingle driveway providing ample off-road parking for multiple vehicles.

### Agents note

Freehold

Oil heating system

New boiler in 2022







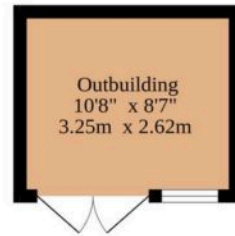
## Crispin Cottage Cock Street

Barford, Norwich

- Semi-detached cottage in the Norfolk village of Barford
- Lovingly maintained and renovated to a high standard, whilst retaining the cottages original character features including exposed beams and brickwork
- Spacious sitting room accentuated by a large inglenook fireplace with an inset wood burner, inviting relaxation and entertaining
- Farmhouse-style kitchen/dining room equipped with quality wall and base units, a Rangemaster oven and a butler sink
- Functional utility room and a new contemporary shower room suite
- Two double bedrooms offering comfort and privacy
- Beautifully maintained garden with several seating areas and a versatile outbuilding, fully enclosed for privacy and seclusion
- Extensive shingle driveway providing ample off-road parking for multiple vehicles
- New boiler
- Rural village located with access to close shops, a village hall, a primary school, a new pub and hourly bus routes to Norwich and Watton

Ground Floor  
474 sq.ft. (44.0 sq.m.) approx.

1st Floor  
328 sq.ft. (30.5 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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