



Ivanhoe The Street, Lyng

Minors & Brady



Ivanhoe The Street

Lyng, Norwich

Character, space and versatility in a tucked-away village setting. Beautifully remodelled and updated over the years, this charming period cottage seamlessly combines a wealth of original character with the comfort and practicality of modern living. The accommodation is both generous and flexible, featuring a stunning vaulted kitchen, inviting reception spaces and a versatile studio room that could serve as a guest bedroom, home office or creative workspace. Outside, the surprisingly large rear garden provides a wonderful backdrop for family life, entertaining and gardening enthusiasts alike. Further enhanced by a substantial purpose-built workshop and a peaceful lane position within a thriving village community, this is a home that offers far more than first impressions might suggest.

- Beautifully remodelled and modernised period cottage, blending original character with contemporary comfort
- Tucked away lane position in the heart of the sought-after village of Lyng
- Charming sitting room with feature fireplace and woodburner, opening into a separate dining room
- Stunning vaulted breakfast kitchen with exposed timbers, rooflights and retained historic flintwork
- Flexible studio room overlooking the garden, ideal as a guest bedroom, home office or creative space
- Two generous double bedrooms, including a principal bedroom with bespoke fitted wooden furniture
- Exceptionally large rear garden featuring lawned areas, established planting, a pear tree, greenhouse and garden shed
- Substantial purpose-built brick, flint and block workshop offering excellent storage, workshop or hobby potential





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The Location

Lyng is a highly regarded Norfolk village set on the banks of the River Wensum, approximately 6 miles north-east of Dereham and 12 miles north-west of Norwich. Known for its peaceful surroundings and strong sense of community, the village offers an enviable lifestyle for those seeking a quieter setting whilst remaining well connected to nearby towns and amenities.

At the heart of the village is the well-supported village shop and tea room, alongside a primary school, nursery, garage and recreational facilities. Residents also enjoy the popular Fox at Lyng public house, a well-regarded local destination for dining and socialising, further adding to the village's appeal.

Outdoor enthusiasts are particularly well catered for, with beautiful countryside walks, access to the River Wensum and the nearby Wensum Way long-distance footpath. Sparham Pools Nature Reserve, managed by the Norfolk Wildlife Trust, lies close by and provides excellent opportunities for wildlife spotting and exploring the natural landscape.

Despite its tranquil setting, Lyng is exceptionally well positioned for wider travel. The neighbouring village of Lenwade is just a short drive away, with Taverham beyond offering a broader range of shops, supermarkets and everyday amenities. The popular Horkey Kitchen in nearby Bawdeswell is also within easy reach, providing another excellent local dining option.

For commuters, the village benefits from straightforward access to both the A47 and the Northern Distributor Road (NDR), allowing convenient travel into Norwich, across Norfolk and beyond.







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Tucked away along a quiet lane within one of the area's most sought-after and well-served villages, this beautifully updated period cottage successfully combines charming character features with the comfort and practicality of modern living. Remodelled and improved over time, the property offers surprisingly spacious accommodation along with a generous rear garden and a substantial detached workshop, making it a home that must be viewed to be fully appreciated.

The property is approached via an attractive village setting, crossing a picturesque bridge with a weir nearby, immediately creating a welcoming sense of arrival. Inside, the accommodation retains much of its original charm, with characterful details sitting comfortably alongside thoughtful modern improvements.

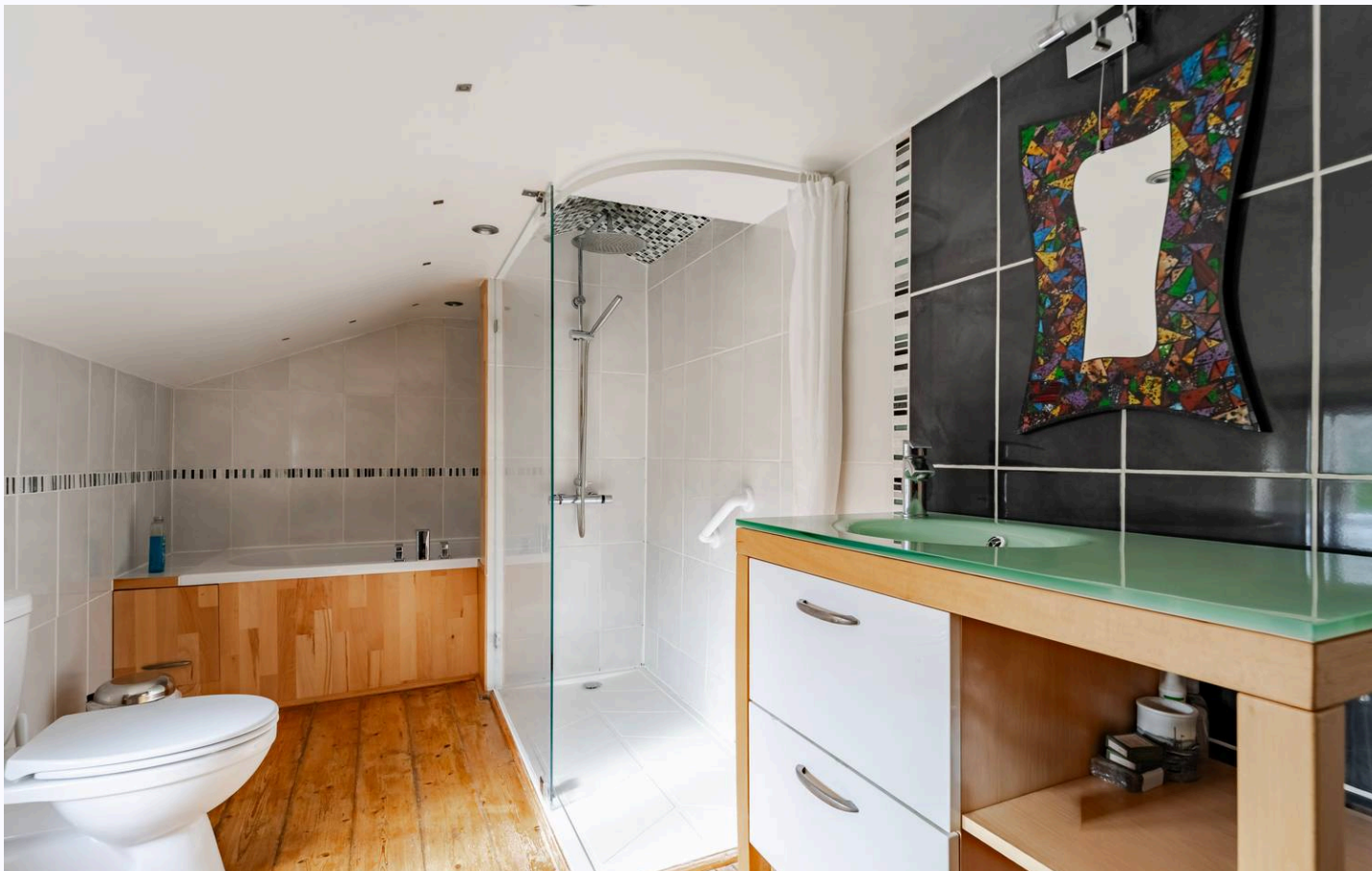
The sitting room centres around an attractive feature fireplace with woodburner, creating a warm and inviting atmosphere. Flowing through to the dining room, this sociable living space is ideally suited to both everyday family life and entertaining, with doors opening directly onto the rear garden.

One of the standout features of the home is the impressive breakfast kitchen. Featuring a vaulted ceiling with exposed timbers and multiple rooflights, the room is flooded with natural light and feels both spacious and unique. A section of exposed historic flintwork has been retained as an attractive reminder of the property's heritage, while a range of fitted units and a traditional wood-fired cooking range create a practical and characterful space for cooking and gathering.



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A modern ground-floor shower room adds convenience, while a versatile studio room offers excellent flexibility. Enjoying views over the garden and featuring vaulted ceilings, this space could serve a variety of purposes, including a home office, hobby room, guest bedroom or creative studio.

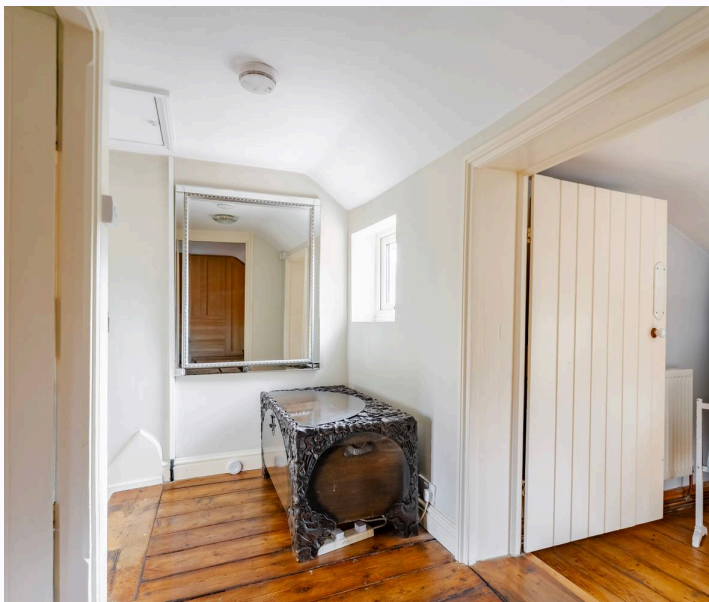
To the first floor, two well-proportioned bedrooms continue the cottage's characterful feel. The principal bedroom benefits from bespoke wooden wardrobes and storage, while the stylish family bathroom combines contemporary fittings with traditional features, including a bath, separate shower, WC and vanity unit.

Outside, the rear garden is far larger than might first be expected, providing a wonderful outdoor environment to enjoy throughout the seasons. A combination of lawned areas, established flower beds, mature planting and seating areas create a garden full of colour and interest. Further features include a pear tree, greenhouse, garden shed and plenty of space for keen gardeners to enjoy.

Particularly noteworthy is the substantial purpose-built workshop, constructed from brick, flint and block, offering excellent storage, workshop space or potential for a range of hobbies and interests. Two gated access points lead to the rear parking area, adding further convenience.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Total area: approx. 1471.6 sq. feet

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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.

Plan produced using PlanUp.



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