



The Old Plough, Marsham

GUIDE £349,000



The Old Plough, 4 Old Norwich Road, Marham, Norwich, Norfolk, NR10 4PS

A unique detached 3/4 bedroom period property with an abundance of character and many original features. A shingle driveway provides ample parking in front of a detached brick and tile garage/workshop and the secluded well stocked gardens enjoy a southerly aspect.



DESCRIPTION

The property was formerly a public house and offers accommodation which includes a spacious living/dining room, a large study/office with its own separate entrance from the driveway, a garden/day room, kitchen/breakfast room with a pantry, utility room and a boot room with WC. On the first floor are three bedrooms, a dressing room/4th bedroom and a bathroom. There are landlord records from 1786 right up until the 1950's when the property was converted from a public house into a private residence. The property has 93ft of road frontage. The vegetable garden still has walls from another property which once stood on the site.

LOCATION

Marham is situated approximately 11 miles north of Norwich on the way to Cromer. The property is set back from the main road on Old Norwich Road which is a no through road. There is a public house in Marham and a primary school. A wide range of shops and amenities will be found in nearby Aylsham, which is approximately two miles away. A good bus service provides access to Aylsham and Norwich.

DIRECTIONS

Leave Norwich northbound on the A140 Cromer Road, continuing past Stratton Strawless and Hevingham. Upon reaching Marham take the first left turning which is signposted to Marham and the first right into Old

Norwich Road. The property will be found at the end of the road on the left hand side.

ACCOMMODATION

On the Ground Floor:-



LIVING/DINING ROOM 10.08m x 4.29m (33'1" x 14'1"). Part glazed wood panelled entrance door. Parquet floor. Open fireplace with coloured tile inlay and wood/kindling storage cupboards either side. Wall mounted gas heater. Exposed ceiling beams. Secondary double glazed sash windows to front and rear aspects. Window to rear aspect. Glazed doors with folding panelled shutters to the front garden. Stairs to first floor bedrooms 2 and 3.



STUDY/OFFICE 4.29m x 3.02m (14'1" x 9'11") plus bay. Exposed

parquet floorboards. Feature fireplace. Low wood wall panelling. Gas heater. Window to side aspect. Bay, 1.54m x 0.83m (5'1" x 2'9") with windows to front aspect. Door to front.



GARDEN/DAY ROOM 3.53m x 2.76m (11'7" x 9'1"). Parquet floor. Wall mounted gas heater. Telephone point. Low wood wall panelling. Sash window to side aspect. Large secondary double glazed window to the front garden.



KITCHEN/BREAKFAST ROOM 4.39m x 3.50m (14'5" x 11'6") including a staircase leading up to a small landing and bedroom 1. Ceramic sink and solid wood drainer. Gas cooker point. Exposed floorboards. Gas fire. Built-in under stairs storage cupboard. Exposed ceiling beam. Window to front aspect. Panelled doors to the utility room and to a pantry (6'7" x 4") with quarry tiled floor, fitted shelves, light and a skylight window.

UTILITY ROOM 2.99m x 2.00m (9'10" x 6'7"). Quarry tile floor. Ceramic sink with worktops either side. Plumbing for washing machine. Window to front aspect. Panelled door with glazed panel to the front garden. Four panel door to boot room/WC.

BOOT ROOM/WC 2.87m x 2.48m (9'5" x 8'2"). Quarry tile floor. White WC. Window to front aspect. Door to the front garden.
On the First Floor:-

LANDING Door to bedroom 1.

BEDROOM 1 4.34m x 3.12m (14'3" x 10'3") plus recess. Exposed floorboards. Exposed roof timbers. Window to front aspect. Door to bathroom.

BATHROOM 4.31m x 2.05m (14'2" x 6'9"). White panelled bath with tiled splashback. Suspended wash basin with tiled splashback. Shower tray with curtain rail above and a mixer shower. Wall mounted electric downflow heater. Window to rear aspect. Double glazed skylight window to front. Low door (3'8" high) to dressing room/bedroom 4.

Bedrooms 2 and 3 are accessed by two separate sets of stairs on either side of the chimney breast at the far end of the living/dining room.



BEDROOM 3 4.34m x 3.15m (14'3" x 10'4"). Exposed floorboards. Exposed roof timbers. Built-in storage cupboard. Secondary double glazed window to front aspect. Door to dressing room/bedroom 4.

DRESSING ROOM/BEDROOM 4 4.31m x 1.98m (14'2" x 6'6"). Exposed floorboards. Exposed roof timbers. Window to rear aspect.

OUTSIDE

A wide shingle driveway to the front of the property leads to a detached garage of brick and tile construction with double doors. A gate leads from the driveway to the front garden which is south facing, secluded and laid to lawn with tree and established flower and shrub beds. A pavement tile pathway leads to the side garden area which is also laid to lawn with trees and established shrubs and flowers. Greenhouse with pavement tile floor. Brick and timber built workshop, 7.26m x 2.00m (23'10" x 6'7") approx.



Steps lead from the front garden up to a gate to an area which is well stocked with a wide variety of flowers and shrubs and a pathway leads round to a gate to the vegetable garden.



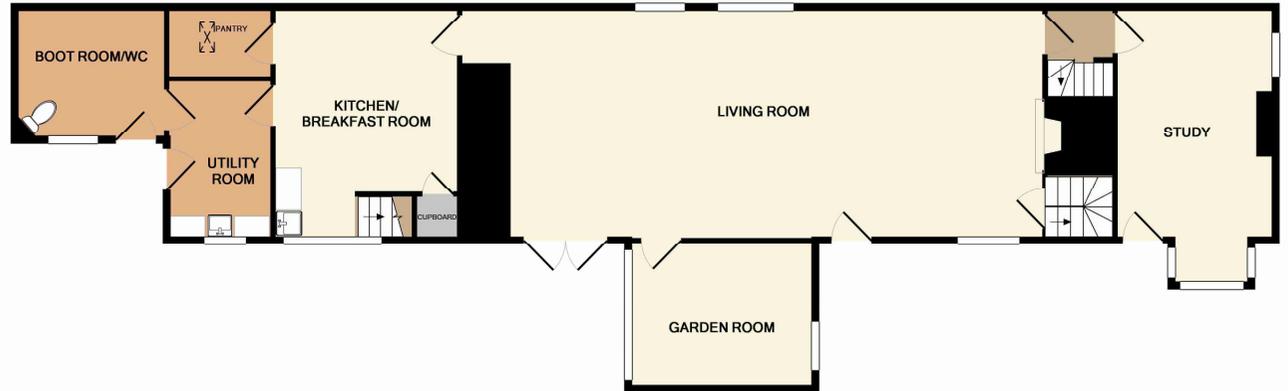
AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

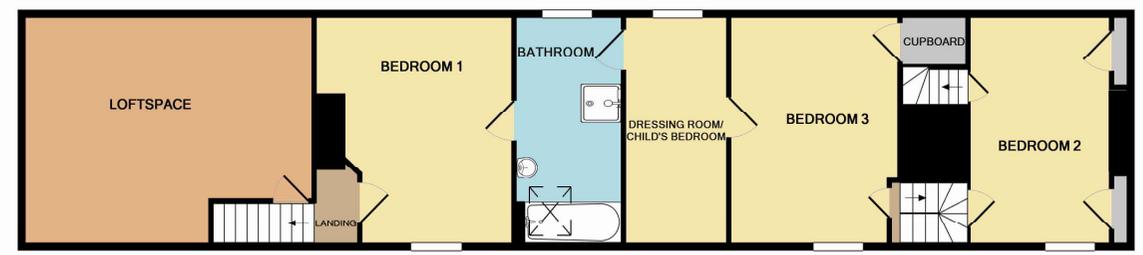
These Particulars were prepared in May 2015. Ref: NRS5708



BEDROOM 2 4.31m x 3.02m (14'2" x 9'11"). Exposed floorboards. Two built-in storage cupboards. Sash window to front aspect.



GROUND FLOOR
APPROX. FLOOR
AREA 1122 SQ.FT.
(104.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 941 SQ.FT.
(87.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2063 SQ.FT. (191.7 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan, the plan is provided 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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Energy Efficiency Rating		Current	Potential
100-100	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F	29	31
1-10	G		

Scotland EU Directive 2002/91/EC

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100-100	A		
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10-20	F	33	33
1-10	G		

Scotland EU Directive 2002/91/EC

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