



HONEYBOURNE, GREAT ELLINGHAM

Guide Price £595,000

HONEYBOURNE

41 LONG STREET, GREAT ELLINGHAM, NORFOLK NR17 1LN

Norwich 17 miles, Cambridge 48 miles, Attleborough 3 miles

A spacious five bedroom detached family home with grounds of around 1.8 acres.

DESCRIPTION

Honeybourne is currently a registered smallholding with the property standing in around 0.3 acre of formal garden and the remaining land has two large chicken runs, vegetable garden, orchard and a meadow although the land could equally be suitable for equestrian use. The property is set well back from the road in a pleasant non-estate location and approached via a long private driveway.

The house offers well-presented accommodation which comprises four reception rooms including a lounge with an open fireplace and UPVC double glazed windows and doors to a conservatory of brick construction with a tiled floor, radiator, UPVC double glazed windows and doors and a polycarbonate roof. There is also a dining room, family room with UPVC double glazed doors to rear, small study, kitchen/breakfast room with a range of wall and base units, Calor gas connection for a range cooker and a water softener. Off the kitchen/breakfast room is a utility area and there is also a ground floor cloakroom. On the first floor are five double bedrooms, an en-suite shower room to the master bedroom and a family bathroom with a white 3 piece suite and a large separate shower cubicle.

In addition, the property has the benefit of oil fired central heating and UPVC double glazed windows and doors.

OUTSIDE

The front garden is laid to lawn on either side of a long driveway leading up to the house which widens for additional parking / turning. The driveway extends round to the side of the house and widens in front of a detached double garage with double doors, light and power, overhead storage space.

Adjoining the rear of the garage is a workshop with fluorescent strip lighting, UPVC double glazed window and door. To the rear of the workshop is an adjoining shed for a ride-on mower. There is a formal lawned rear garden with a paved patio area to the immediate rear of the house and well stocked shrub beds. At the end of the formal garden is a gate leading to the remaining land which extends to around 1.5 acres and set out with a large vegetable garden, chicken runs, and a meadow with an orchard at the far end.

LOCATION

Great Ellingham is a popular village in South Norfolk around 3 miles east of the A11 trunk road which provides easy access to Norwich and Cambridge. The village offers amenities including a post office and convenience store, public house, primary school and church. Other amenities in the local area include a wide range of shopping facilities including supermarkets in Attleborough, St Georges Distillery, Snetterton Racing Circuit, Thetford Forest, Center Parcs and Banham Zoo.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road and proceed on the dual carriageway past Wymondham and on towards Attleborough. Continue past the first turning to Attleborough and take the next slip road off the A11 signposted to Attleborough and Watton B1107. At the end of the slip road turn right at the traffic lights and follow this road into Great Ellingham. Take the first turning on the left into Church Street and turn left at the end of the road into Long Street. Honeybourne will be found along on the left hand side.

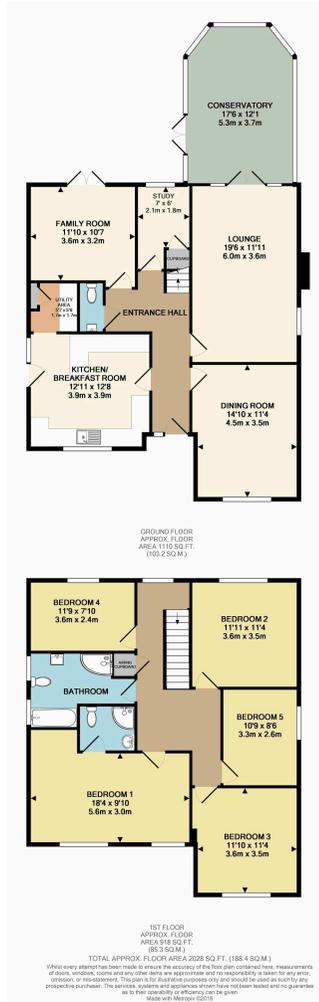
SERVICES

Mains water and electricity, septic tank drainage.

EPC rating: E







AGENT'S NOTE: (1) 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. (2) Intending buyers will be asked to produce original Identity Documentation before solicitors are instructed. These Particulars were prepared in May 2018. Ref: NRS 6337

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