



ST CHRISTOPHERS

Witton, Norfolk

Guide £575,000

BROWN & CO

ST CHRISTOPHERS

Mill Lane, Witton, Norfolk, NR13 5DS

A four bedroom detached chalet with grounds extending to around 3.5 acres (1.4 ha) including paddocks, all-weather manége, stabling and ancillary rooms.

DESCRIPTION

St Christophers stands in a rural position at South Witton and enjoys easy access into nearby Brundall. The property has well-proportioned and flexible accommodation which includes two ground floor bedrooms and two first floor bedrooms, a ground floor bathroom with a separate shower cubicle and a large first floor shower room which could easily accommodate a bath. The property has an oil fired central heating system to radiators and timber casement double glazed windows.

The rear of the property faces west and the sale of St Christophers presents a wonderful opportunity for equestrian enthusiasts or those wishing to acquire a property with land for small livestock.

LOCATION

The property is situated approximately 6 miles east of Norwich with easy access into Brundall and also to the Postwick Park & Ride and the A47 Norwich southern bypass. Witton is adjacent to the popular village of Brundall which lies just to the south of the A47. The village has a wide range of amenities including a post office and convenience store, a fish & chip shop, pharmacy, medical and dental practices, primary school, public house, marina, camping/garden centre and a golf driving range with a 9 hole course. Brundall has a railway station on the Norwich to Great Yarmouth line and is ideally situated for access to the Norfolk Broads area.

DIRECTIONS

Leave Norwich via Yarmouth Road (A1042) and continue to the roundabout at the junction with the A47 Norwich Southern bypass (Postwick hub). Take the second exit off this roundabout keeping in the left hand lane, proceeding over the flyover above the A47 and bear left towards Postwick. Proceed over the traffic lights continuing straight on and over the roundabout. At the end of the road (signposted Brundall and Witton South) turn right onto Church Road and follow the road round to the right onto Brundall Low Road. Follow this road to Witton and turn left onto Mill Lane just after the turning to Brundall marina.



ACCOMMODATION

On the Ground Floor:-

RECEPTION HALL Tiled floor. Radiator. Smooth plaster ceiling. Coving. Overhead access to eaves storage space. Open tread staircase to first floor landing.

INNER HALLWAY Exposed floorboards. Radiator. Built-in airing cupboard with hot water cylinder. Smooth plaster ceiling. Coving.

LOUNGE Exposed floorboards. Open fireplace with brick surround and a multi-fuel burner stove on a tiled hearth. Two radiators. Television and telephone points. Smooth plaster ceiling. Coving. Double glazed windows to front and side aspects. Opening through to dining room

DINING ROOM Exposed floorboards. Radiator. Smooth plaster ceiling. Coving. Double glazed window to side aspect. Double glazed windows either side of double glazed doors to the rear garden.

KITCHEN/BREAKFAST ROOM Solid wood worktops with cupboards and drawer below and a butler sink with cupboard below. Utility space below solid wood drainer with plumbing for dishwasher. Space for range cooker with an extractor above. Island unit with cupboards below and solid wood top with a breakfast bar. Tiled floor. Radiator. Smooth plaster ceiling. Coving. Two double glazed windows to rear aspect.

UTILITY ROOM Solid wood worktop. Butler sink with cupboard below. Utility space below worktop with plumbing for washing machine. Free-standing oil fired boiler. Tiled floor. Radiator. Smooth plaster ceiling. Coving. Double glazed window to rear aspect. Stable type door to rear. Walk-in pantry with tiled floor, shelves and a double glazed window to side aspect.

BEDROOM 3 Radiator. Smooth plaster ceiling. Coving. Double glazed window to front aspect.

BEDROOM 4 Exposed floorboards. Radiator. Smooth plaster ceiling. Coving. Double glazed window to front aspect.

BATHROOM White suite comprising panelled bath with tiled surround, pedestal wash basin with tiled splashback, WC, tiled corner shower cubicle with a mixer shower. Exposed floorboards. Towel radiator. Extractor. Smooth plaster ceiling. Coving. Double glazed window to rear aspect.

On the First Floor:-

LANDING Radiator. Low door to eaves storage space. Built-in storage cupboard. Walk-in wardrobe with shelves, hanging rails and eaves access. Velux skylight window.

BEDROOM 1 Radiator. Low door to eaves storage space. Television point. Loft access hatch. Two Velux skylight windows. Double glazed window to side aspect.

BEDROOM 2 Radiator. Eaves access. Large built-in wardrobe with shelf and hanging rail. Two Velux skylight windows. Double glazed window to front aspect.

SHOWER ROOM Tiled corner shower cubicle with a mixer shower, white pedestal wash basin with tiled splashback, WC. Radiator. Built-in shelved cupboard. Extractor. Double glazed window to rear aspect.

OUTSIDE

The front garden is laid to lawn on either side of the driveway which is bordered by fruit trees. The driveway leads round to the front of the property and to a pair of single garages adjacent to a concrete hard standing area. At the end of the driveway, a 5-bar gate opens to the yard area where there is a floodlit all weather manège and the rear garden for the property. To the rear of the house is a stable block with two pony stables, feed room, office with separate WC and a tack room. At the end of a small paddock beside the manège there is another stable block with two stables, an open shelter at one end and a store room at the other. There is a further paddock to the rear of the stable block and a large paddock with post and wire fencing.

SERVICES

Mains water and electricity. Septic tank.





AGENT'S NOTES:

(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 and Proof of Address before solicitors are instructed.

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



The Atrium, St George's Street, Norwich, Norfolk NR3 1AB
01603 629871 | norwich@brown-co.com

BROWN & CO



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	76

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These particulars were prepared in July 2019. Ref. NRS6645

The Atrium, St George's Street, Norwich, Norfolk NR3 1AB
01603 629871 | norwich@brown-co.com

