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Estate & Letting Agents

Black Dyke Road

Hockwold Thetford IP26 4JW

£625,000
Freehold

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SITUATION & LOCATION

'Willow Holt' is a delightful period home enjoying a rural location to the West of the popular Norfolk village of Hockwold. Dating back to the early to mid 1800's, the property once formed a terrace of farm cottages, which were subsequently combined, converted and adapted to create a single entity. The property now boasts generous and versatile accommodation including two annexe cottages, a two bedroom and a one bedroom, fondly named as Bluebell Cottage and Apple Tree Cottage by the current owners. These cottages have been let as Airbnb by the current owners but offer many other possibilities such as long term lets (subject to planning) or for those purchasers seeking a multi generational home, this really is the perfect choice.

The main house offers generous accommodation over two floors, with three reception room, a kitchen/dining area and utility to the ground floor and five bedrooms and two bathrooms off the two staircases that lead to the first floor. The property also has Upvc Double glazing throughout and oil fired central heating from two boilers. There is a wood burning stove in the main living room of Willow Holt.

As mentioned, the property occupies a large plot with established gardens, vehicular access into the rear garden at the side as well as a useful double garage adjacent the cottage Annexe with additional driveway and parking.

In recent years the current owners have considerably improved and updated the property with recent improvements to the annexe cottages. In addition, within the last ten years the main roof of the whole property including the attached double garage has been re felted and re tiled.

The sale of Willow Holt represents a glorious opportunity for those purchasers seeking a country home offering countless opportunities. So whether you are seeking ample space for guests, an investment opportunity or a home for you and your wider family this is a home to add to your short list. Early viewings are highly recommended.

The Norfolk village of Hockwold contains the usual village amenities including a shop; public houses and a church, as well as a primary school. The Suffolk market town of Brandon lies approximately 4 miles to the South-East and the larger town of Thetford is approximately 10 miles away. The Thetford Pine Forests are only a short distance.

WILLOW HOLT

TILED CANOPY PORCH

ENTRANCE HALL
8'11" x 6'2" (2.72 x 1.88)
With composite entrance door and UPVC sealed unit double glazed window outside; oak flooring. Staircase leading to first floor.

STUDY
9'0" x 6'7" (2.74 x 2.01)
UPVC sealed unit double glazed window to rear aspect; radiator; oak flooring.

LIVING ROOM
23'1" x 22'5" (7.04 x 6.83)
With UPVC sealed unit double glazed windows to front aspect; matching wall lights; brick and chalk lump rustic fireplace with brick hearth incorporating woodburning stove; oak flooring. Leading to:

KITCHEN/BREAKFAST AREA
23'1" x 8'10" (7.04 x 2.69)
Extensive range of oak fronted wall and floor covered units with work surfaces over incorporating double bowl single drainer, ceramic sink unit with mixer tap; integrated dishwasher; slot in dual fuel range oven with six burner Calor gas hob, twin electric ovens grill and warming drawer, extractor canopy over with tiled splashback, Herringbone style brick floor to kitchen area and oak flooring to dining area. UPVC sealed unit double glazed window to rear aspect as well as UPVC sealed unit double glazed French doors to dining area.

UTILITY ROOM (OFF LIVING ROOM)
8'11" x 13'0" (2.72 x 3.96)
Range of wall and floor cupboard units with work surfaces over incorporating one and a half bowl ceramic sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, floor mounted Trianco oil fired boiler serving Willow Holt (serving central heating and domestic water). UPVC sealed unit double glazed window to front aspect and composite door to rear garden, brick flooring.

SEPARATE WC
With high-level cistern.

DINING ROOM
24'8" x 13'2" (7.52 x 4.01)
With UPVC sealed unit double glazed windows to front and rear aspect; UPVC sealed unit double glazed door to front and garden; two radiators; laminate flooring. Staircase leading to first floor. Incorporating

KITCHENETTE
With range of floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, slot in electric cooker with extractor canopy over.

Main staircase leading from entrance hall to first floor:

LANDING
26'11" x 3'0" (8.2 x 0.91)
Radiator, fitted carpet.

BEDROOM
12'7" x 9'10" (3.84 x 3)
Radiator; UPVC sealed unit double glazed windows to front and rear aspect; fitted carpet; with door to dressing room.

BEDROOM
10'4" x 9'10" (3.15 x 3)
Radiator, UPVC sealed unit double glazed window to front aspect; fitted carpet.

BEDROOM
5'6" x 13'1" (1.68 x 3.99)
Radiator; UPVC sealed unit double glazed window to front and rear aspect; fitted carpet.

WALK-IN DRESSING ROOM
9'4" x 3'10" (2.84 x 1.17)
Hanging rails and fitted shelving; UPVC sealed unit double glazed window.

BATHROOM
9'3" x 9'0" (2.82 x 2.74)
Roll top claw feet bath, pedestal wash basin and high-level W.C; double size shower cubicle with plumbed in shower and sliding glass screens; cushion flooring.

Staircase of dining room leading to first floor:

LANDING
Radiator; carpet.

BATHROOM
Shower bath with plumbed-in shower over and glass shower screen, vanity wash basin and W.C, ladder style towel rail; laminate flooring.

BEDROOM
9'8" x 13'0" (2.95 x 3.96)
Radiator; UPVC sealed unit double glazed window to front aspect; fitted storage cupboard; fitted carpet

BEDROOM
11'4" x 10'0" (3.45 x 3.05)
UPVC sealed unit double glazed window to front aspect; radiator; fitted carpet.

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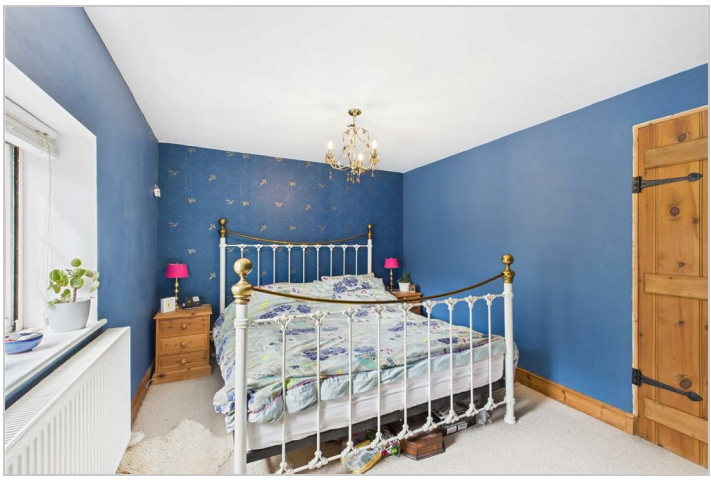


COTTAGE ANNEX 1 (BLUEBELL COTTAGE)

TILED CANOPY PORCH.

LOUNGE/DINING AREA
24'8" x 13'2" (7.52 x 4.01)
With UPVC sealed unit double glazed entrance door and door to rear garden; UPVC sealed unit double glazed windows to front and rear aspect; radiator; staircase leading to first floor; laminate flooring.

INNER LOBBY
Laminate flooring.

CLOAKROOM
5'1" x 3'1" (1.55 x 0.94)
With pedestal wash basin and W.C; ladder style radiator/towel rail; shaver point; UPVC sealed unit double glazed window to front aspect; laminate flooring.

KITCHEN AREA
Fitted range of matching wall and floor cupboard units with work surfaces over incorporating one and a half ball ceramic sink unit with mixer tap; plumbing for washing machine and space for under-counter fridge, slot in electric cooker with extractor canopy over; UPVC sealed unit double glazed window to rear aspect; laminate flooring.

Staircase from lounge/dining area to first floor:

LANDING .

BATHROOM
7'9" x 6'3" (2.36 x 1.91)
Shower bath with plumbed in shower over and glass shower screen, vanity wash basin and W.C, ladder style radiator/towel rail; UPVC sealed unit double glazed window to front aspect; laminate flooring.

BEDROOM
10'0" x 9'10" (3.05 x 3)
Radiator; UPVC sealed unit double glazed window to rear aspect; matching wall lights; fitted carpet. Airing cupboard with insulated copper cylinder and immersion heater.

BEDROOM
9'3" x 13'2" (2.82 x 4.01)
UPVC sealed unit double glazed window to front aspect; radiator; fitted carpet.

ANNEXE COTTAGE NO 2 (APPLE TREE COTTAGE)

OPEN PLAN LIVING/KITCHEN AREA
22'11" x 13'1" (6.99 x 3.99)
UPVC sealed unit double glazed windows to front and rear aspect; UPVC sealed unit double glazed entrance door and door leading to rear garden; two radiators; fitted range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap; plumbing for washing machine, space for undercounter fridge; built in electric oven and ceramic hob with extractor canopy over and glass splashback; laminate flooring; open tread staircase leading to first floor:

LANDING
9'7" x 3'0" (2.92 x 0.91)
Fitted carpet.

BEDROOM
13'1" x 13'1" (3.99 x 3.99)
UPVC sealed Jeanette double glazed window to front and rear aspect; radiator; fitted carpet.

ENSUITE BATHROOM
6'3" x 9'11" (1.91 x 3.02)
UPVC sealed unit double glazed window to front aspect; panelled bath, wash basin and W.C; tiled shower cubicle with plumbed in shower and glass screens; ladder style radiator/towel rail; cushion flooring, airing cupboard with insulated pressurised-hot water cylinder and immersion heater.

OUTSIDE
The property fronts a quiet country lane with rural views to the front side and rear. There is vehicular access at the side of Willow Holt through a five bar field gate where there is parking for several vehicles.

The gardens to the front are retained by hedging and well stocked with various shrubs and bushes as well as being shingled. There is a further parking area to the front and side of the twin garages that lie at the other end of the property adjacent to Apple tree cottage.

DOUBLE GARAGE
With up and over doors; oil fired boiler (serving Bluebell and Apple Tree Cottages)

The large established rear garden is predominantly enclosed by fencing. There is a brick paved terrace to the rear with steps leading up to an extensive lawned area dispersed with mature shrubs, trees and bushes, including some fruit trees and mature conifer trees. Also within the garden is an aluminium framed greenhouse and large timber workshop. There is also a Chalk lump brick and pantiled building/store in need of remedial work.

Directly behind each of the cottage annexes there is an allocated small garden area enclosed by picket fencing.

SERVICES
Mains water and electricity are connected. Septic tank drainage.

EV Charging point for Willow Holt.

Oil fired central heating is from two boilers, one serving Willow Holt, one serving Apple Tree and Bluebell Cottage.

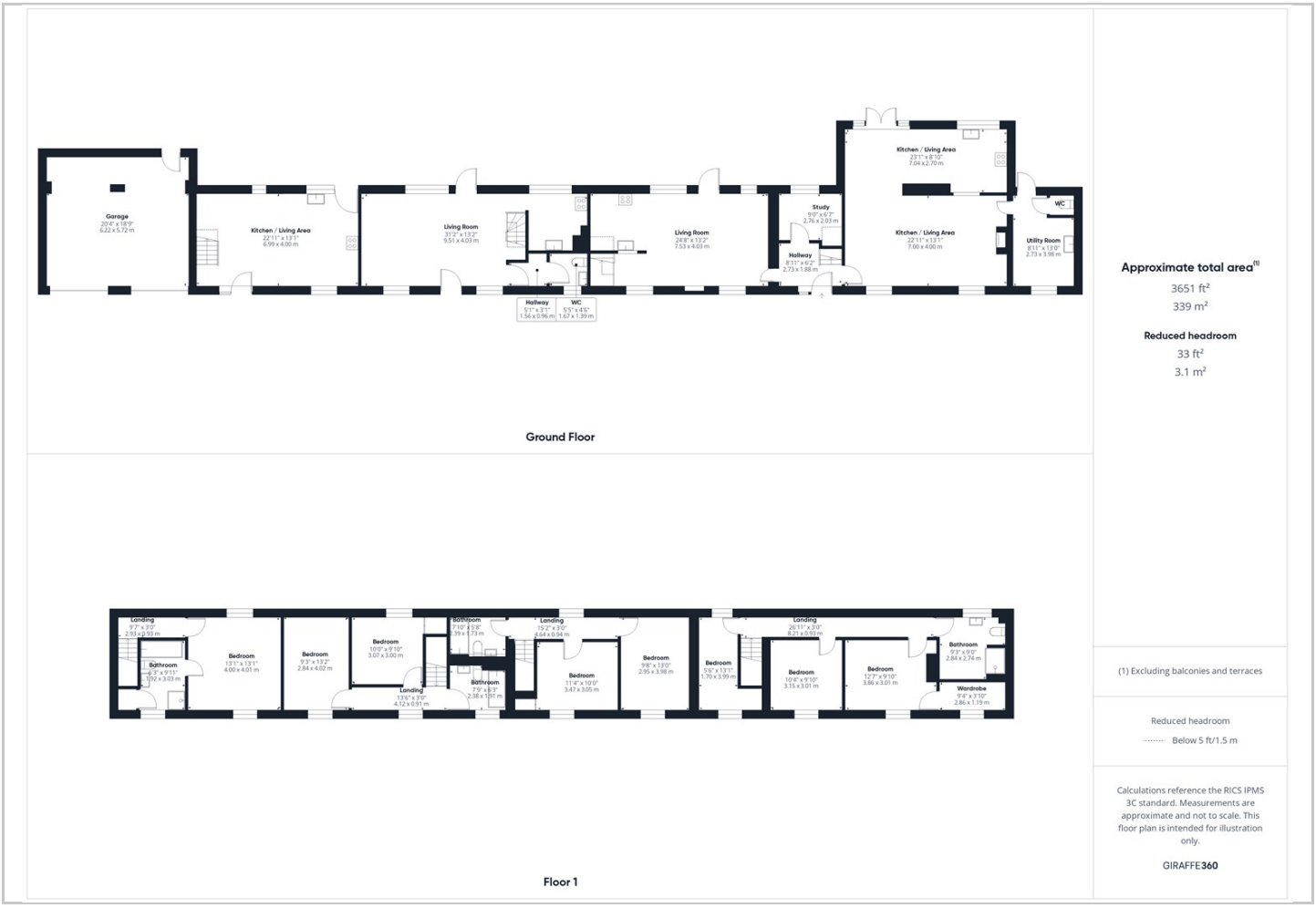
TELEPHONE

Road Map

Hybrid Map

Terrain Map

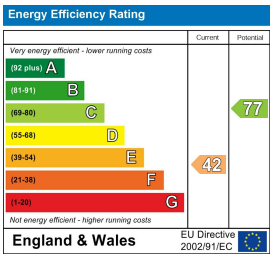
Floor Plan



Viewing

Please contact our Chilterns Brandon Office on 01842 813466 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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