



The Turnpike | Norwich | NR16 1RS

Asking Price £495,000

twgaze

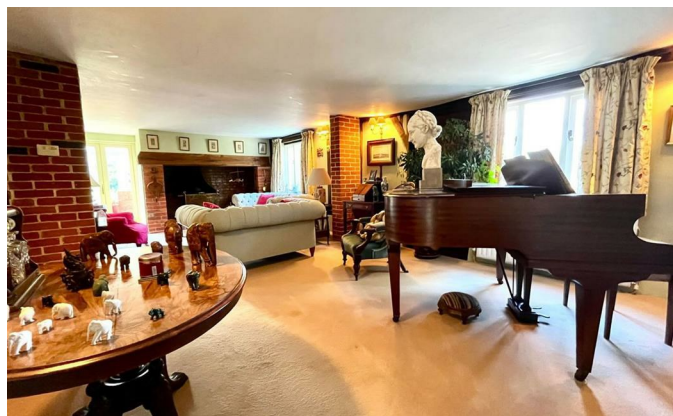
The Turnpike | Norwich | NR16 1RS Asking Price £495,000

A delightful detached three-bedroom period cottage situated in a tranquil rural setting, nestled within approximately 0.2 acres of land. This property exudes charm and character, featuring exposed beams and an open fireplace in the spacious open-plan lounge.

- Detached cottage
- Charm and character features
- Beautifully kept garden with ponds
- En-suite and dressing room
- Three bedrooms
- 0.2 Acres plot
- Large lounge with feature fireplace
- Semi-rural location to main bedroom

Location

The rural South Norfolk village of Carleton Rode supports a community hall and primary school, whilst the neighbouring village of Bunwell has a thriving village shop. Carleton Rode combines the benefit of a peaceful village setting with access to wider amenities, whilst the surrounding countryside and quiet lanes are ideal for horse riding, walkers and cyclists. The historic market town of Wymondham lies around 6 miles away and supplies a good range of local and national retailers. Wymondham is home to highly regarded schooling at the High Academy and Wymondham College. The town offers good transport links by train line and road, both into Norwich City centre and further afield to Cambridge and London (via the A11 and M11). Equidistant is the market town of Diss where there is a mainline railway station providing frequent commuter services to Norwich, Ipswich and London Liverpool Street (in around 90 minutes).





The Property

This charming detached three-bedroom period cottage is nestled in a tranquil rural setting, set within approximately 0.2 acres of land. Full of character, the property features exposed beams and an open fireplace in the spacious open-plan lounge, separate formal dining room, utility room and kitchen. The kitchen, with its vaulted ceiling and plethora of cupboards and work surfaces, is complemented by an adjoining breakfast room with access to the garden. The main bedroom is a standout feature, accessed by its own staircase, and includes an en-suite shower room and dressing room. Two additional bedrooms and a family bathroom complete the first floor. This cottage offers a perfect blend of period charm and comfortable living in a peaceful countryside location.

Outside

This property offers a picturesque and spacious outdoor environment, ideal for those who appreciate nature and gardening. The off-road parking is situated on a shingle area adjacent to a beautiful mature garden, complete with a pond and numerous trees, adding to the tranquility and charm of the space. At the front of the property, you'll find a covered well and a well pump, adding a touch of rustic character. To the right-hand side of the property, a further landscaped garden area features a second pond, a shaped lawn, a summerhouse, and a shed. At the rear of the house, several mature trees provide shade and a natural backdrop to the property. This area also includes a patio, perfect for outdoor dining or relaxation, and another small pond, further enhancing the serene atmosphere. Overall, the property occupies a generous plot of approximately 0.2 acres, offering plenty of outdoor space for leisure, gardening, or simply enjoying the peaceful surroundings.

Freehold

Services: Mains electric, mains water, Sewage treatment plant and oil fired boiler

How to get there: [What3words///steam.wizards.educated](#)

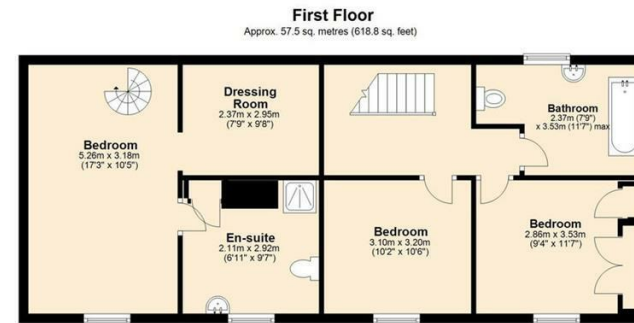
Viewing strictly by appointment

Council Tax Band E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20181

Ref 2/19625



Total area: approx. 154.0 sq. metres (1657.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			77
(54-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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