



Moulton Gatehouse & Moulton Crossing Cottage
High Green
Great Moulton
Norwich, Norfolk
NR15 2HU

Offers over £225,000





- A 4 bedroom Victorian property in 0.4ac (STS) requiring improvement or redevelopment.



Location

Great Moulton has an active community and a public house and the nearest amenities are 3 miles away at Long Stratton which has a health centre, a Co-op supermarket and garage. 11 miles to the south lies the bustling market town of Diss on the Norfolk/Suffolk borders and 15 miles to the north is the fine cathedral city of Norwich. There are a number of good schools in the area with a junior and high school at Long Stratton. There is schooling up to sixth form level at Diss, Wymondham and Attleborough. All three towns have railway stations with Diss having a mainline rail link on the Norwich to London Liverpool Street line, a journey taking around 90 minutes.





The Property

This Victorian pair of cottages was built in 1844 for the railway workmen who attended to the gates on the railway crossing. The cottages were later sold and made into one dwelling when the garden room, rear lobby and bathroom were added. The cottage comprises two reception rooms, four bedrooms, two kitchen areas, a garden room, a rear lobby, bathroom, front porch, outside toilet and coal shed. It would be fair to say that the property is now ripe for a scheme of full refurbishment or alternatively redevelopment.

Outside

The property is approached from the road via a metal field gate which gives access to a gravelled driveway. The plot amounts to around 0.4 of an acre (STS) and tapers to a point at the rear where this is small copse. The majority of garden is laid to lawn. There is a broken concrete slab where the original garage stood but this has been removed due to its poor condition. There is power and water connected close by in readiness for a replacement garage.

The key selling factor of this property is the size of the plot and the potential to redevelop to demolish and replace with a modern family home. Buyers would need to make their own enquiries at the local council about the possibility of this option.

Services

Mains water and electricity are connected to the property. Storage heating. Private drainage via original septic tank.

Directions

From Diss head north and continue through the village of Burston before turning left towards Gissing. Proceed through Gissing and at the T junction turn right and then take the first left signed Great Moulton. Continue for 1 mile and take the right hand turn before turning left and proceeding around a left hand bend. Take the next right signed Great Moulton and continue over the railway crossing where the Moulton Cottage will be seen immediately on the left hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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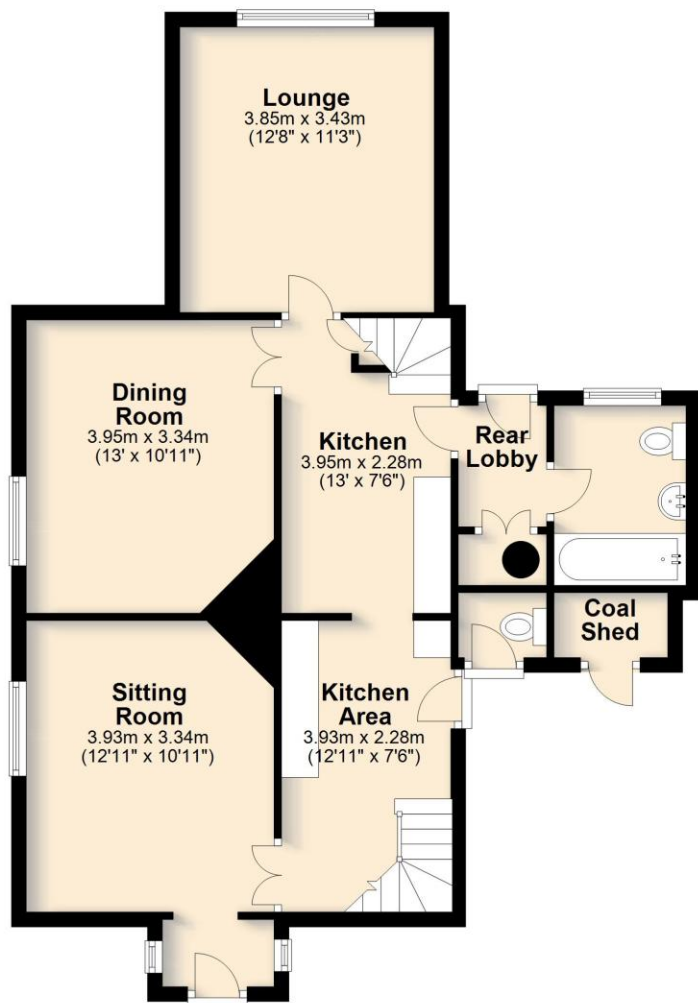
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Video Tour



Ground Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 sq. feet)

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