



Laurel Cottages
Church Lane
Banham
NR16 2HP

Guide Price: £550,000
NO ONWARD CHAIN





- Potential for modernisation
- Around 2/3 of an acre grounds
- Tranquil location
- 5 bedrooms
- Stunning countryside views
- Recently installed solar panels
- Newly fitted Oil fired central system

Location

Laurel cottages is within easy walking distance of the Appleyard shops with grocery, butchers and hairdressers as well as 'The Barrel' pub. A little further is the village shop with post office, the church and the village green. Nearby Banham Zoo is a popular tourist attraction. The village lies nestled in the Norfolk countryside and is within easy reach of several towns including Attleborough, Wymondham and Diss which provide an excellent range of facilities and each have train stations giving easy access to London and other areas. The A11 is not far and is now fully dualled providing a swift route to Newmarket and the A14 corridor. The fine city of Norwich is just 20 miles or so to the north east. Overall, the location of this property combines rural village living with access to wider facilities and amenities nearby.





The Property

This spacious five-bedroom cottage, originally two separate dwellings, is nestled in extensive gardens within a secluded location near the heart of Banham. The ground floor offers generous living space, including a large sitting room with exposed timbers and a brick fireplace.. Adjoining this is a formal dining room with an additional brick fireplace and charming exposed ceiling beams. The kitchen/breakfast room, fitted with an extensive range of pine base and wall units, features an inset stainless steel sink, fitted oven, hob with hood, and dual-aspect windows overlooking the garden. A separate utility room provides additional storage and plumbing for a washing machine, while a rear porch/conservatory offers access to the gardens. A lobby off the kitchen leads to a separate WC. The reception hall, with a window to the rear gardens, features a staircase leading to the first floor with storage beneath. Upstairs, five well-proportioned bedrooms provide ample accommodation. Bedroom one and bedroom two are both spacious, double-aspect rooms, partially divided by exposed studwork. Bedroom three has a window to the side aspect, while bedroom four enjoys stunning double-aspect views over the gardens and surrounding farmland. Bedroom five, also with a side window, offers additional flexible space. The family bathroom is fitted with a bath, separate shower cubicle, WC, and vanity hand wash basin with storage.

Outside

Externally, the property is accessed via a neighbouring driveway beside the Community Centre, leading to a parking area for three cars. A five-bar gate opens to a footpath that leads through another gated entrance into the extensive gardens, which span approximately 2/3 of an acre (STMS). The beautifully landscaped outdoor space is predominantly laid to lawn, interspersed with specimen trees, shrub beds, and several fruit trees. Additional features include a timber shed, wood store, and coal store. Bordering open farmland, the property enjoys picturesque countryside views, enhancing its tranquil and private setting. Viewings are essential to appreciate the unique charm, generous proportions, and potential of this distinctive home.

Services

Mains electricity and water are connected to the property. Heating is provided by a newly fitted oil fired boiler. The property also benefits from recently installed solar panels.

How to get there

What3words: /// ///clusters.barstool.repeating

Viewing

By appointment with TW Gaze.

Council Tax band: D

Tenure: Freehold

Ref:

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Agents Note

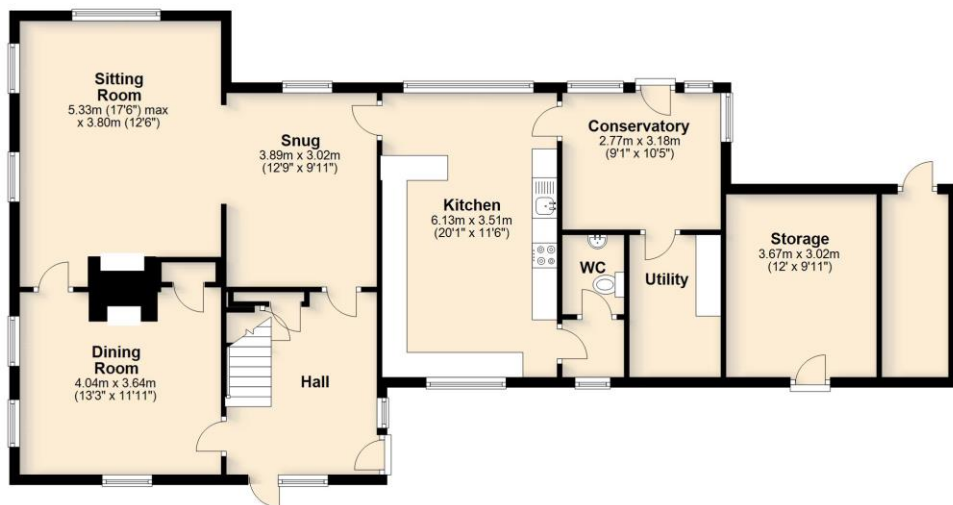
“The driveway is not owned by laurel cottage however there is a legal right of access over to a parking area and small lawn. There is a pedestrian access over a footpath which gives access to the property via a five bar gate.”

Energy Efficiency Rating

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

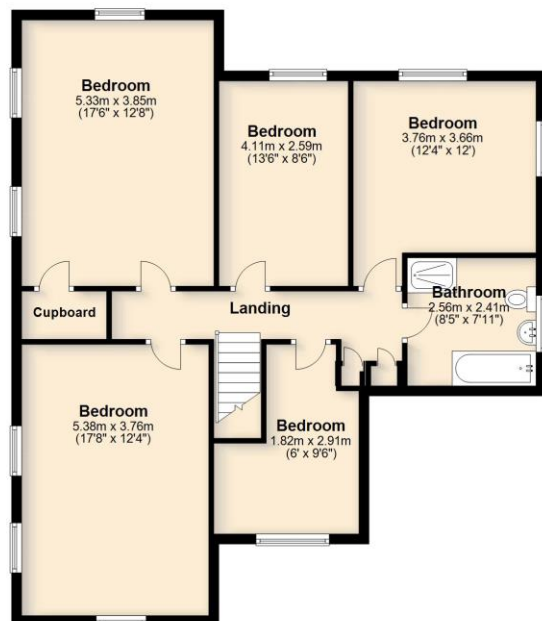
Ground Floor

Approx. 128.5 sq. metres (1383.7 sq. feet)



First Floor

Approx. 93.2 sq. metres (1002.7 sq. feet)



Total area: approx. 221.7 sq. metres (2386.3 sq. feet)

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