



Church Lane | Rushford | IP24 2SE

Asking Price £375,000

twgaze

# Church Cottage

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Attractive brick and flint cottage. Sought after countryside setting. Period features. views across neighbouring fields/paddocks. Established gardens to rear. Generous 'cottage style' courtyard to front. Single garage and parking area. No onward chain

- Attractive brick and flint cottage
- In sought after rural, countryside setting
- Established gardens to rear with timber store/cabin
- Two conservatories
- Dining Room with chimney breast and wood burner
- Single garage and parking area
- Cottage style courtyard to front
- Scope for some internal improvements/alterations
- No onward chain

## Location

The cottage is located in the quaint, Breckland village of Rushford, a special place surrounded by lush greenery, fields and woodland, exuding a peaceful ambience, with a feel of that of a bygone era. The village is found just to the south of the A1066, on the border between Norfolk and Suffolk, with areas forming part of the Rushford Estate. Rushford is conveniently placed for access into both Thetford, which is just 3.5 miles to the west, the A11 dual carriage way (a similar distance) and the market town of Diss, which is a little further away (13 miles away).





### Property

Cosy rooms and period features greet you upon entering the main part of this wonderful home. The cottage has been cherished during the seller's ownership and is an excellent 'lifestyle' property for the next lucky owners to enjoy; with its generous receptions, private outside areas and idyllic views, Church Cottage is a gem of a place to be enjoyed throughout all four seasons.

Briefly in terms of accommodation, there are two main reception rooms, comprising a formal sitting room, as well as a dining room with prominent chimney breast and 'Villager' wood burning stove. A door leads behind the stairs and opens to a pantry/storage area and further store - which with some work could easily be converted into another reception room or bedroom. Conservatories at the front and rear enhance the sense of space on the ground floor. Upstairs are two double bedrooms and bathroom, both of which are accessed of a small landing.

### Outside

An area of grass with single garage (bi-sected by the neighbouring driveway) provides a parking area for the property.

Wild garden extends behind the garage and could easily be cut back and cleared further to create more space.

Nearer the cottage, a pretty brick and flint wall edges a low maintenance front courtyard. Established gardens are found at the rear, with a variety of trees, fruit trees, shrubs and flowers. At the end of the lawn is a timber store/cabin.

### Agent note:

The cottage has a right of access over a small section of the neighbour properties land, leading to the garage and parking area.

### Services

Mains electricity and water are connected. Oil fired central heating. Private drainage.

### How to get there:

What3words [///crinkleddetonatedenthused](https://www.what3words.com/#!/crinkleddetonatedenthused)

### Viewing

By appointment via TW Gaze

### Freehold

Council Tax band: C (Breckland)

Ref: 2/19895/RM



Total area: approx. 110.2 sq. metres (1185.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(13-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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