



The Cottage | Rectory Lane | Bunwell | NR16 1QU

£600,000



The Features

- Grade II Listed thatched cottage dating back to the early 17th Century
- Approx. 0.33 acre plot set back from the road with field views to the rear
- Three bedroom main cottage offering flexible accommodation over two staircases
- Beautifully appointed kitchen with range cooker, butler sink and adjoining utility/cloakroom
- Characterful sitting room featuring an impressive inglenook fireplace and dining area
- Separate study with French doors opening onto the rear terrace
- Detached Stable Block with two en-suite bedrooms or versatile additional accommodation
- Detached garden room with power and light, ideal for relaxing or home working
- Extensive driveway parking with established gardens to the front and rear
- Viewing highly recommended to appreciate the character, flexibility and setting this unique home has to offer

About the Property

Set back from the road along a country lane and enjoying field views to the rear, The Cottage is a beautifully preserved Grade II Listed thatched home dating back to the early 17th Century. The property offers three bedrooms within the main cottage, together with a detached Stable Block that could provide two further bedrooms or additional versatile space. Occupying an overall plot of approximately 0.33 acres, it offers a wonderful blend of period character, flexible accommodation and village living.

Stepping inside, The Cottage immediately showcases a wealth of original features, including exposed beams and impressive inglenook fireplaces, creating a warm and welcoming feel throughout. The spacious triple aspect sitting room offers generous living and dining space centred around one of the property's feature fireplaces, while the separate study provides a versatile space for home working, hobbies or an additional reception room, with French doors opening onto the rear terrace. The kitchen has been thoughtfully designed to complement the age of the property whilst providing everything needed for modern living. Featuring bespoke cabinetry, a range cooker and butler sink, it offers excellent workspace and enjoys plenty of natural light, with a practical utility/cloakroom adjacent.

The first floor is accessed via two separate staircases, creating a flexible layout with three bedrooms and two bathrooms, including an en-suite serving bedroom three. Beyond the main cottage sits the detached Stable Block, previously operated as a successful bed and breakfast. Offering excellent additional accommodation, it presents a variety of possibilities, whether for guest accommodation, multi-generational living, working from home or simply providing additional versatile space.

Properties of this nature rarely become available, offering a wonderful blend of period charm, flexible accommodation and a sought-after village setting.





The Outside

The Cottage occupies an overall plot of approximately 0.33 acres and is approached via a shingle driveway bordered by mature hedging, providing generous off-road parking to the front and side of the property. The front garden is mainly laid to lawn with established trees, shrubs and planting, while a charming pond with bridge and a restored vintage rotating summer house add to the property's character.

To the rear, a brick-weave terrace provides an ideal space for outdoor dining and entertaining, overlooking the enclosed garden which is predominantly laid to lawn with mature trees, hedging and established borders. Beyond the terrace is the detached Stable Block, previously run as a successful B&B, offering excellent additional accommodation. Also within the grounds is a detached insulated garden room with power and light making it ideal as a sun room, home office, studio or hobby room, all whilst enjoying views across the garden

Location Overview

Bunwell is a popular South Norfolk village offering a balance of countryside living with excellent access to nearby towns and transport links. The village benefits from a local shop, primary school, garage and a range of community facilities, while the neighbouring village of Spooner Row provides a railway station with services to Norwich and Cambridge. The market towns of Wymondham, Attleborough & Diss are all within easy reach, offering supermarkets, cafés, independent shops and leisure facilities. Norwich city centre is a short drive away providing an extensive range of shopping, restaurants, cultural attractions and direct rail services to London. The nearby A11 also offers convenient road links towards Norwich, Cambridge and beyond, making Bunwell an ideal location for commuters whilst retaining its village feel.

Directions

From the A11, take the turning signposted for Spooner Row and Bunwell. Continue along Bunwell Road into the village, passing the village shop and post office as the road becomes Bunwell Street. Turn left into Rectory Lane, where The Cottage can be found set back from the road on the right-hand side.

What3Words: ///sediment.speech.midwinter

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

SUMMARY OF FEE'S PAYABLE BY TENANTS

(Applies to Assured Periodic Tenancies (APTs) in England from 1 May 2026, in line with the Tenant Fees Act 2019 and Renters' Rights Act 2025)

Please be aware that your tenancy may be subject to the following charges. All amounts include VAT at the current rate of 20%, where applicable, and may be subject to change should the VAT rate increase.

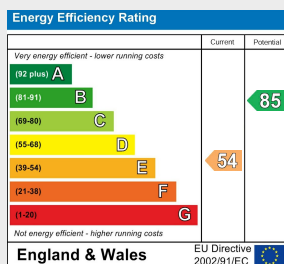
BEFORE YOU MOVE IN:

- Holding Deposit Fee: Equal to one week's rent. This is payable once your offer on a property has been accepted and will be offset against the first month's rent or tenancy deposit, as agreed. Please note that the holding deposit may be retained if you withdraw your offer, provide false or misleading information, fail a Right to Rent check, or do not take all reasonable steps to enter into the tenancy within the agreed timeframe.
- First Month's Rent: Due after signing the tenancy agreement, less any holding deposit paid
- Security Deposit: Equivalent to 5 weeks' rent (where annual rent is under £50,000). This will be protected in a government-approved tenancy deposit scheme.

DURING YOUR TENANCY:

- Changes or Amendments to the Tenancy Agreement (requested by the tenant): £50
- Late Rent Payments: Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, calculated from the date the rent became overdue





Tenure: Freehold
Council Tax Band: E
Local Authority: South Norfolk



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN