



Detached family home set in about 0.79 acres

**Lawn Cottage, 25 Station Road, Salhouse, Norwich, Norfolk, NR13 6NX**

Freehold





### The Property

Lawn Cottage is an individually designed family home built in about 1923 and is set in 0.79 acres of beautiful mature gardens.

The property has been under the current ownership for over 32 years and during this time the owners have carried out many improvements to include a new family bathroom in 2020 and a new shaker style kitchen in 2015.

The house benefits from period features including solid oak doors and exposed oak beams as well as enjoying spacious and adaptable accommodation over two floors. The ground floor comprises a generous sized entrance hall with an impressive oak staircase, kitchen which leads through to the utility room, a family shower room and two double sized bedrooms. There is also a sitting room with bay window and an open fireplace, drawing room, kitchen and bedroom three all with double doors leading out to the garden.

The first floor provides the principal bedroom with built in eaves storage and another double sized bedroom both overlooking the garden and countryside beyond. There is a further family bathroom on the half landing.

### Outside

Lawn Cottage is accessed via a double drive which then splits off to the property and opens out into a large gravelled driveway providing ample parking and leading to a double garage which was added in 1992. The south facing gardens are to the rear of the property and are beautifully landscaped. There is a patio leading off from the

house which provides a perfect space for outside entertaining. There is also a large wooden cabin which was built in 2017 as well as a charming hexagonal summer house. The formal lawned garden has a beautiful magnolia and blossom tree and opens out to the wildflower meadow.

### Location

The broadland village of Salhouse has a village shop and a primary school. There is also a half mile path from the centre of the village that links the village to Salhouse Broad where you can enjoy lovely walks and the water. Salhouse train station is also about 0.5 mile away from the property and connects the village to Norwich Train Station and Wroxham. The property has easy access to the Broadland Northway which connects to the Southern Bypass. Norwich, the cathedral city and regional centre of East Anglia is about six miles from the property. In Norwich you will find a vibrant arts and business community as well as a wide range of shops, restaurants, bars and cafes and renowned schools in both the state and private sectors. Norwich train station has a line to London Liverpool Street with the fastest journey time of 90 minutes.

### Fixtures and Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

**Broadland District Council**  
Band F



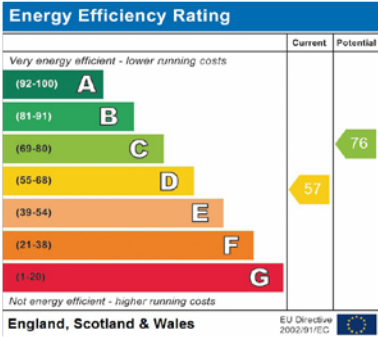




25 Station Road, Norwich, Norfolk  
Main House 2,420 sq ft / 225 sq m  
Garage 432 sq ft / 40 sq m  
Cabin 413 sq ft / 38 sq m  
Total 3,265 sq ft / 303 sq m



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