



Exceptionally private home in about 33 acres

The Cottage, Witton, Norfolk

Freehold



The Property

The Cottage is a very unassuming title for what is actually a wonderful unique home, with an elevated and completely private setting with exceptional views over undulating farmland to the coast. The house is located within its own delightful 33 acres of bluebell woods and pasture, at the end of a long drive through the owned land.

The house is of mellow brick and flint, under a pantile roof, and is now in need of updating. There is enormous potential within the current house, with about 2800 square feet of accommodation to enhance, adapt or add to. There are some fine rooms, in particular the dining room with large bay window providing some of the best views from the house, and the spacious sitting room, reception hall and living room. There are further useful rooms, with a future proofing ground floor bedroom with dressing room and bathroom and two further bath or shower rooms on the ground floor, a great kitchen space with Rayburn and pantry. There are two staircases, one up to a dual aspect double bedroom, and the other up to two further bedrooms.

The main entrance into the house is from a courtyard, which enjoys a south to south-west aspect which could certainly be a focal point for any project and designs, with the attached stable yard of traditional build providing further scope. The house and buildings are not listed.

Outbuildings

The property has an excellent range of outbuildings. To the west of the house is a modern general purpose steel frame barn, measuring about 30.2m x 14.9m, providing substantial storage with solid concrete floor and large sliding doors

on two sides. This could be utilised in many ways, for equestrian use or storage of vehicles, with the ability to be subdivided if required.

An original brick and flint stable yard adjoins the west of the house, in a traditional 'U' plan with a south facing aspect and enclosed by a high wall. These buildings comprise loose boxes, tack rooms, gardener's store and other store rooms, and again have the potential to be used in a variety of different ways.

Gardens and land

The property has a wonderful approach, with an unassuming entrance onto the long drive that sweeps alongside the woods before reaching an opening into the substantial area of pasture, with a park like appearance and formerly used for polo, almost circular in shape and bordered entirely by the wonderful woodland, under planted with bluebells. The drive continues through to woodland before meandering through to the parking area adjoining the stable yard, and continuing round to the steel frame outbuilding before re-joining the main driveway.

The immediate gardens around the house are mainly laid to lawn, with shrubs, herbaceous beds and mown paths. There is a former kitchen garden that could be re-used. A delightful enclosed courtyard adjoins the house with a south to west aspect, with herbaceous beds, box topiary and with a fantastic seasonal display of cowslips.

The woodland that the property enjoys are predominantly native broadleaf, with some fine examples of beech and oak, with areas of rhododendrons, and providing a quite wonderful backdrop to the house and park whilst ensuring complete privacy.





Agricultural Land (Lot 2).

To the south of the initial part of the drive is a 14 acre field of productive arable land.

Situation

The Cottage is situated in unspoilt countryside and well-situated between the coast and the broads. From the house there are miles of designated 'quiet lanes', bridleways and footpaths including the Weaver's Way and Paston Way.

The historic market town of North Walsham is about four miles to the south and provides excellent shopping and banking facilities. There is also a local train station in the town with trains to Sheringham on the coast and Norwich with regular connecting trains to London Liverpool Street with an approximate journey time of one hour and fifty minutes. Norwich also has an expanding airport with regular connections to most international destinations via Schiphol. The North Norfolk Coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by, much of it classified as an Area of Outstanding Natural Beauty. The Norfolk Broads are also within easy reach and there is a staithe in nearby Stalham (about seven miles) on the River Ant which leads into Barton Broad providing access into the broads network. The picturesque Georgian town of Holt is about 14 miles and has excellent shopping facilities as well as being renowned for

being the home of Gresham's Public School. Golf is available at Sheringham, Cromer, Mundesley and Norwich.

Norwich, the cathedral city and regional centre of East Anglia, is about 18 miles to the south and the coast at Mundesley is about two and a half miles and has excellent sandy beaches.

Services

Private water and drainage. Mains electricity. Electric heating.

Local Authority

North Norfolk District Council. Council Tax Band E

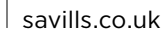
Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are included.

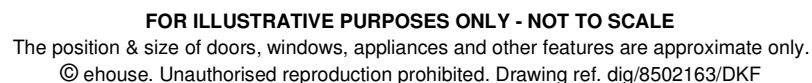
Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Stables & Stores 6,220 sq ft / 578 sq m



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