



# Charming detached cottage in rural location

**Braymeadow Cottage, Braymeadow Lane, Little Melton, NR9 3NJ**

Freehold





Entrance Hall • Kitchen/Breakfast Room • Sitting Room • Dining Room • Garden Room • Utility Room • Bathroom • Downstairs Bedroom with cloakroom • Principal Bedroom with en suite • Bedroom Three  
Outside: Garage • Cart Lodge • Brick built outbuildings • In all about 0.57acres

### The Property

Braymeadow Cottage is a charming period house situated in a delightful rural setting on the edge of the popular village of Little Melton. Dating back to the early 18th century with later additions the property now offers flexible living space. Character features abound including the quintessential beams and fireplaces with inset wood burner. During the current owners tenure they have created an attractive garden room which in addition to the sitting room and dining room creates ample reception space. To the first floor are two double bedrooms, one benefitting from en suite shower room and then there is a ground floor guest bedroom with a useful cloakroom.

### Outside

Approached via a five bar gate and into a sweeping gravel driveway which leads to a cart lodge and garage for ample off road parking. The front garden is deceptively large and features a good degree of natural privacy and currently the owners have it set to meadow to allow for a lower maintenance of the area. The rear gardens mainly laid to lawn with hedging along the boundaries for privacy. An attractive border has been

created with a variety of flowers and shrubs planted and to the rear of the garden an excellent vegetable garden and wildlife pond complete the superb outside space.

### Location

Situated within the village of Little Melton which is just six miles southwest of Norwich and within easy reach of the A47 Southern Bypass linking all the major trunk roads south out of the city. Within the village is a shop, public house, village hall and first school whilst private schools are available in Norwich and Wymondham. The village is well placed for the Norfolk & Norwich Hospital and University of East Anglia.

### Services

Mains water, electricity, Oil fired central heating and private drainage

### Local Authority

South Norfolk District Council  
Council Tax Band D

### Fixtures & 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.

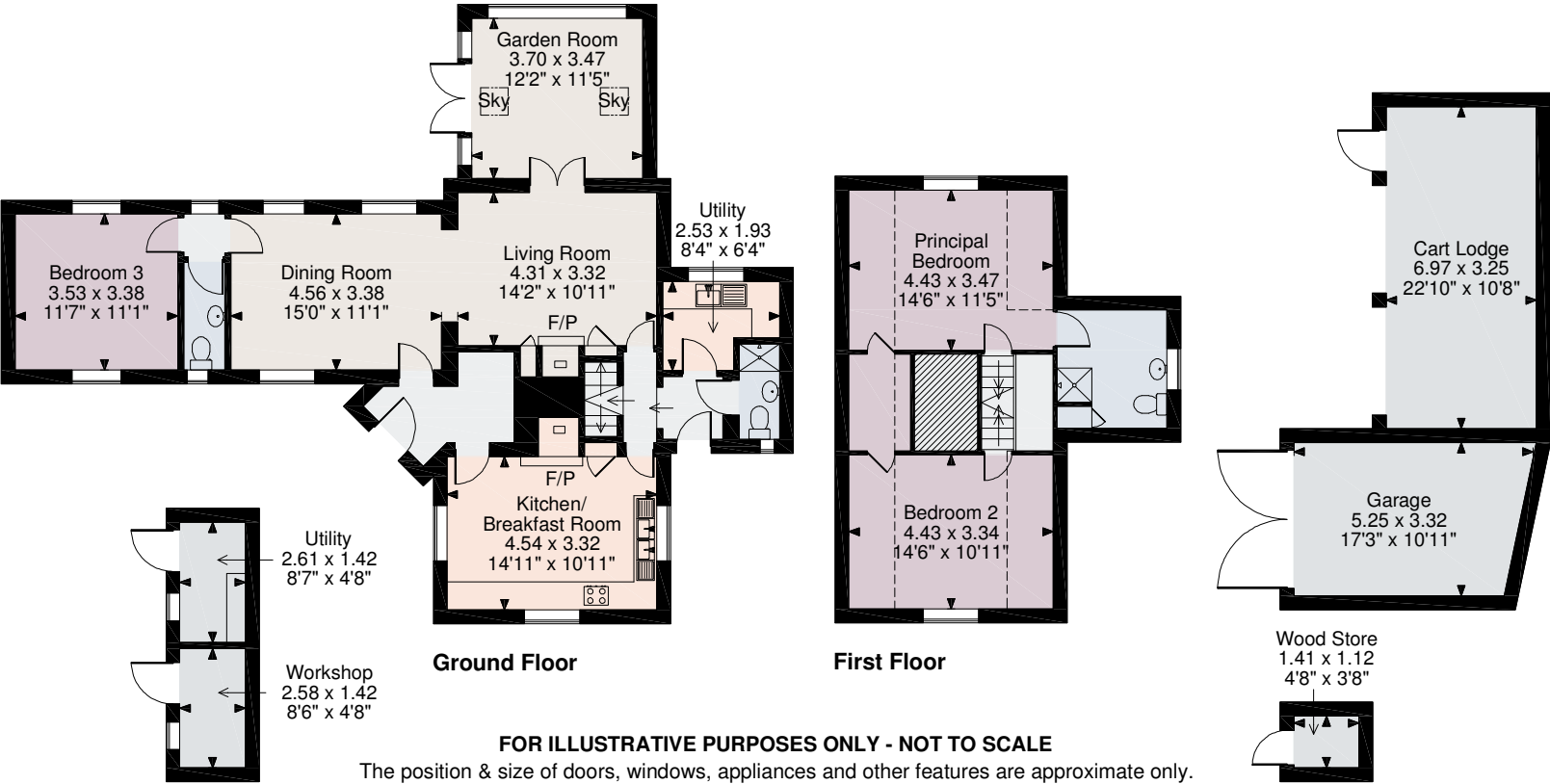








**Braymeadow Cottage, Little Melton,Norwich, NR9 3NJ**  
**Main House gross internal area = 1,358 sq ft / 126 sq m**  
**Garage gross internal area = 423 sq ft / 39 sq m**  
**Outbuilding gross internal area = 98 sq ft / 9 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8506038/DST

For identification only. Not to scale. © 220524TC

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

