



**BIDE-A-WEE, Great Moulton**

**GUIDE £435,000**



## Bide-a-Wee, Green Lane, Great Moulton, NR15 2JB



**Detached four bedroom property dating back to Victorian times in rural edge of village location. Grounds of approximately 3 acres (subject to measured survey) divided into garden and pasture. South Norfolk location about 3 miles from Long Stratton.**

### DESCRIPTION

A detached residence dating back to Victorian times and constructed of brick with a pitched slate roof. Offering well arranged, flexible accommodation on two floors including entrance hall, sitting room, dining room, study, kitchen with ancillary rooms and cloakroom on the ground floor, cellar, together with four bedrooms and shower room on the first floor.

The vendor has occupied the property for many years as a family home and it has been well maintained, being ready for immediate occupation.

### LOCATION

Great Moulton is situated in South Norfolk and the property is located in a rural position on the outskirts of the village. There is a public house in the village and otherwise Long Stratton is about 3 miles away, Diss is about 12 miles away and Norwich is about 14 miles away. This is an opportunity to live tucked away in a special place.

### DIRECTIONS

Proceed out of Norwich on the A140 Ipswich Road and continue to Long Stratton. Turn right at the traffic lights opposite Stratton Motor Company into Flowerpot Lane. Proceed through Wacton and continue towards Great Moulton. Turn right into Carr Lane, passing Coronation Hall. Go over the railway bridge and turn left into Green Lane. Continue to the sharp left hand bend and Bide-a-Wee will be found on the left hand side.

### ACCOMMODATION

On the Ground Floor:-

**ENTRANCE HALL** Doors to inner hall.

**INNER HALL** Doors to sitting room, study/family room and dining room. Stairs to first floor. Door to cellar providing general storage space. Telephone point.



**SITTING ROOM** Sash window to front and side. Central fireplace with wooden mantel and surround and pamment hearth. Radiators. TV point.

**STUDY/FAMILY ROOM** Window to rear. Radiator. Suitable for a number of purposes.



**DINING ROOM** Sash window to front. Door to kitchen. Central fireplace with brick surround and pamment hearth incorporating wood burning stove. Pamment floor. Radiator.



**KITCHEN/BREAKFAST ROOM** Windows to front, side and rear. Pamment floor. Radiator. Range of matching low level cupboards and drawer units. Work surfaces. Single bowl stainless steel sink unit with built-in fridge and dishwasher. Space for electric cooker (the Rangemaster cooker could be available by separate negotiation). Space for kitchen table.

**UTILITY ROOM** Window to side. Doors to front and rear of property. Pamment floor. Space for fridge and general storage. Plumbing for washing machine. Door to cloakroom.

**CLOAKROOM** Low level WC. Wall mounted wash hand basin.

On the First Floor:-

**LANDING** Window to side. Doors to bedrooms, shower room and family bathroom.

**SHOWER ROOM** Window to side. Low level WC. Pedestal wash hand basin. Radiator. Individual shower unit.



**MASTER BEDROOM** Sash window to front and side. Central fireplace with wooden mantel incorporating cast iron grating (disused). Twin built-in cupboards with hanging and storage space. Radiator.

**STUDY** Sash window to front. Radiator.

**BEDROOM 2** A double room with sash window to rear. Range of built-in cupboards with hanging and storage space incorporating dressing table unit with drawers beneath and shelving over.

**BEDROOM 3** A double room with sash window to front. Radiator. Fireplace with wooden mantel incorporating cast iron grating (disused). Adjoining built-in cupboard.

**BEDROOM 4** Window to rear. Sloping ceiling with part restricted height. Radiator.



**FAMILY BATHROOM** Window to front. Part restricted height. Bath unit. Low level WC. Pedestal wash hand basin. Airing cupboard with hot water cylinder, immersion heater and slatted shelving.

## OUTSIDE

The property is approached on the corner of Green Lane where the main drive leads up to the front of the house and there is hard standing for vehicles here. Otherwise, there is a further drive at the far end of the property part shared by the neighbouring property known as The Brambles and leading round to the house as well.



The gardens are a major feature of the property and the formal garden area exists around the house which is mainly laid to lawn with flower borders including a variety of specimen trees and shrubs and walnut tree. There is a small orchard leading up to the garage area adjoining the shared drive with space for at least one

vehicle and general storage, being constructed of brick and block with a pitched and pantiled roof.

The pasture land is situated beyond the garage area and is suitable for equestrian or other purposes. Included in the sale are a number of redundant stables and buildings. The land here extends to about 2½ acres (subject to measured survey) and buyers should be aware that there is a public footpath crossing the land from Green Lane at the far end and serving the mainline railway crossing.

**SERVICES** The property benefits from mains water and electricity. There is a sewage treatment plant. No mains gas. Oil fired central heating.

**AGENT'S NOTES:** (1) Buyers should be aware that the redundant building at the side of the house receives an electricity supply which in turn serves the garage at the far end of the drive. Buyers will want to rationalise this arrangement following any sale and the vendors and agents are keen to make it quite clear that this arrangement is currently in place. (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

**Viewing strictly by appointment through the selling agents' Norwich Office. Tel 01603 629871**

These particulars were prepared in May 2016. Ref. NRS5915

**Energy Performance Certificate**

Bide A Wee, Green Lane, Great Moulton, NORWICH, NR15 2JB

Dwelling type: Detached house Reference number: 8809-7874-3429-9227-6563  
 Date of assessment: 23 May 2016 Type of assessment: RUSAP existing dwelling  
 Date of certificate: 23 May 2016 Total floor area: 185 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,621
Over 3 years you could save	£ 3,519

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 342 over 3 years	
Heating	£ 5,780 over 3 years	£ 2,448 over 3 years	You could save £ 3,519 over 3 years
Hot Water	£ 495 over 3 years	£ 312 over 3 years	
<b>Totals</b>	<b>£ 6,621</b>	<b>£ 3,102</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

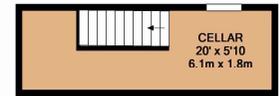
Current: 90D Potential: 90D

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

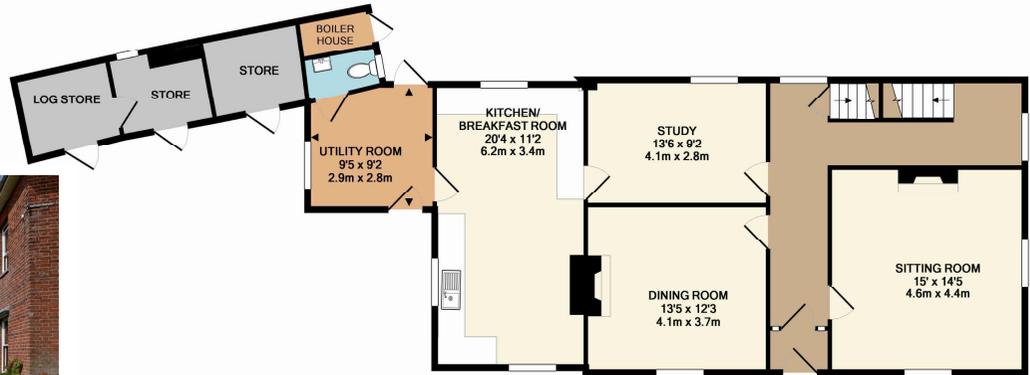
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,346	Yes
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 324	Yes
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 192	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/findingenergy](http://www.direct.gov.uk/findingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.



CELLAR  
APPROX. FLOOR  
AREA: 119 SQ.F.T.  
(11.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA: 1188 SQ.F.T.  
(109.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA: 987 SQ.F.T.  
(91.3 SQ.M.)

TOTAL APPROX. FLOOR AREA WITH CELLAR: 2295 SQ.F.T. (213.7 SQ.M.)  
We warrant only that the information contained in this Particulars is true to the best of our knowledge and belief at the time of writing. We do not warrant, and we do not accept any liability for, the accuracy or completeness of the information contained in this Particulars. It is the responsibility of the purchaser to verify the accuracy of the information contained in this Particulars. The services, agencies and other persons mentioned herein are not to be taken as an endorsement or recommendation by us. We do not accept any liability for the actions of any third party.

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