



64 West End, Costessey
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websters.









64 West End

Costessey, Norwich

Council Tax band: D

Tenure: Freehold

- 4 Acres (STMS), with 75 yards of riverbank
- Originally 17th Century built, most recently converted from a pub in the 1940's
- Multiple out buildings with potential for conversion with separate access
- Charming cottage with a cosy internal feel
- Brimming with wildlife
- Mature garden, allotments and fruit trees
- Open-plan cottage kitchen
- Four generous double bedrooms



Entrance hall

The hallway, with its beautiful aged pan tiles, exudes warmth and character. The tiles create a welcoming path, seamlessly connecting the rooms while adding a timeless, rustic charm to the space.

Living room

15' 9" x 12' 6" (4.80m x 3.80m)

The lounge boasts beautiful wooden beams and a cosy wood burner, creating a warm, inviting ambiance. The wooden floors add character, while the space feels both timeless and relaxed, perfect for unwinding in comfort.

Kitchen/dining room

29' 10" x 19' 0" (9.10m x 5.80m)

The kitchen diner is the heart of the home, featuring classic old pan tiles that add charm. A Rayburn Aga and gas hob offers traditional cooking, while a butler sink adds character. The dishwasher ensures convenience, and ample storage makes it a practical hub, with a door opening to the garden room.

Garden room

20' 0" x 10' 2" (6.10m x 3.10m)

The conservatory is a bright, airy space, filled with natural light. With its glass walls, it offers panoramic views of the garden, creating a peaceful retreat for relaxing or enjoying the changing seasons. The tiled floors tie in beautifully with the rest of the home, adding warmth and character.

Bathroom

7' 10" x 13' 5" (2.40m x 4.10m)

This luxury country bathroom exudes charm and relaxation with its elegant roll-top bath. The sink basin and toilet are classic in design, complementing the rustic, yet refined atmosphere. The wooden floorboards add warmth and character.

**Study**

13' 1" x 8' 10" (4.00m x 2.70m)

The study offers ample storage space and a double-glazed window to the front, filling the room with natural light. An old fireplace adds charm and warmth.

Principle bedroom

16' 1" x 15' 5" (4.90m x 4.70m)

The bedroom features wooden floorboards and exposed beams, adding rustic charm and character. A radiator ensures warmth, and a door leads to the en-suite.

En-suite

5' 3" x 12' 4" (1.60m x 3.75m)

The en-suite features wooden floorboards, adding warmth to the space. It includes a sleek shower suite, a sink basin, and a toilet, along with a storage cupboard for practicality.

Bathroom

10' 10" x 9' 6" (3.30m x 2.90m)

The bathroom features wooden floorboards, adding warmth and character. It includes a shower, a toilet, and a sink, with a double-glazed window to the rear that lets in plenty of natural light, creating a bright and inviting space.

Bedroom

10' 6" x 9' 10" (3.20m x 3.00m)

Wooden floorboards, radiator, storage, double glazed window to rear.

Bedroom

10' 2" x 16' 1" (3.10m x 4.90m)

Wooden floorboards, radiator, storage, double glazed window to the front aspect.

Bedroom

11' 10" x 11' 2" (3.60m x 3.40m)

Separate stair access from the study, wooden floorboards, radiator, storage, double glazed window to the front aspect.



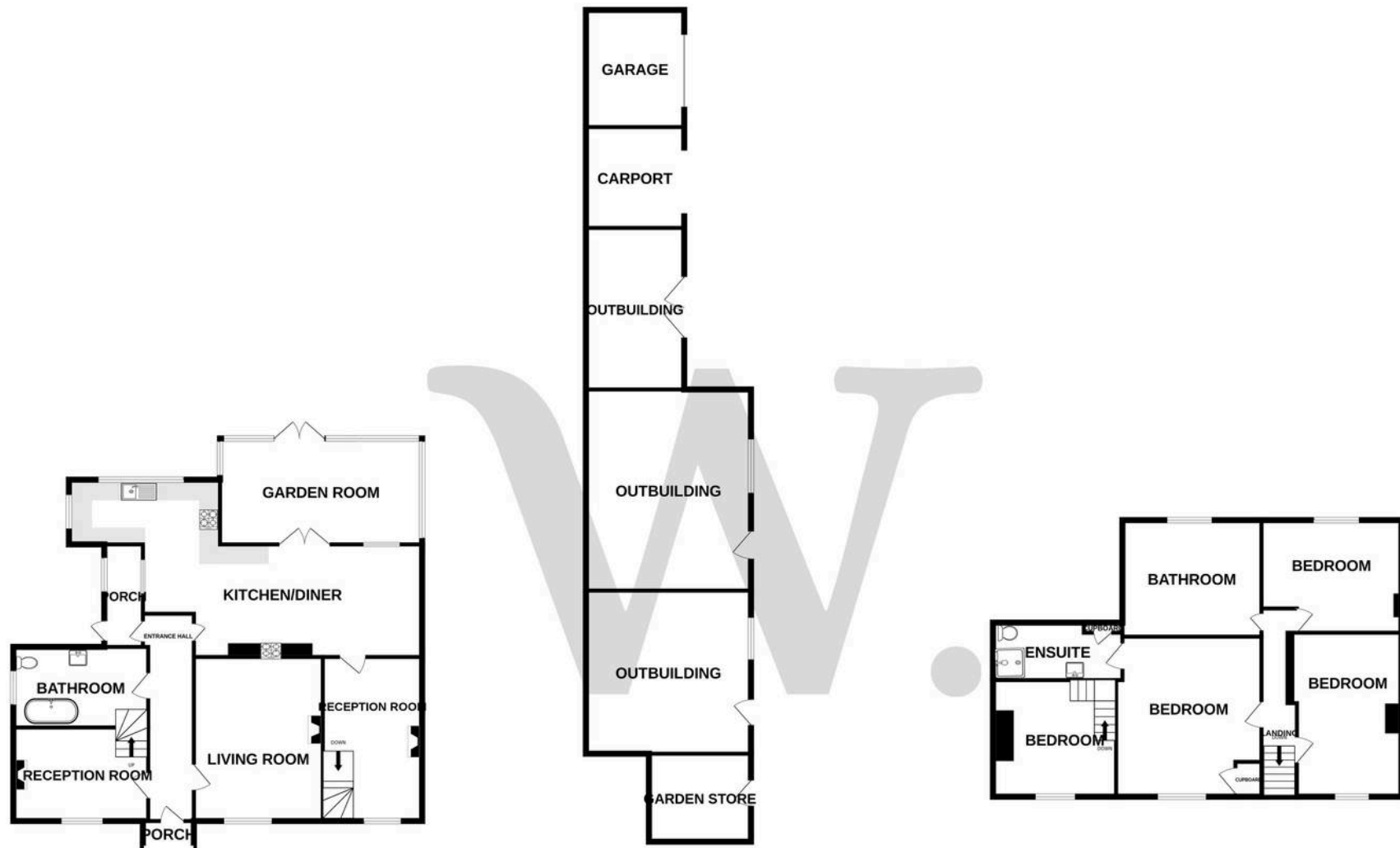
GARDEN

The property spans 4 acres (STMS), with 75 yards of riverbank offering easy access for a small boat. A gardener's paradise, it features allotments, fully powered outbuildings that offer storage or conversion potential, and a carport. In addition to this there are two greenhouses. There's side access through the house and ample parking for multiple vehicles, with additional parking at the front. The garden is teeming with deer and wildlife, Towards the middle of the garden sits a unique shepherd's hut and further to the river a separate fishing hut, adding to the charm of this tranquil setting.

GARAGE

6 Parking Spaces

Multiple car parking spaces at the front of the house, with side access to the double garage and carport, along with another shingled area for further parking.



TOTAL FLOOR AREA : 3250 sq.ft. (302.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.