Arnolds | Keys









Gatehouse Lodge Fakenham Road, Morton on the Hill, NR9 5SP

Offers Over £225,000

- GRADE II LISTED GATEHOUSE
- GENEROUS ESTABLISHED PLOT
- MANY ORIGINAL AND CHARACTERFUL FEATURES
- SURROUNDED BY PARKLAND
- DETACHED TWO BEDROOM PROPERTY
- PRIVATE OFF ROAD PARKING
- IDYLLIC VILLAGE LOCATION
- 8 MILES FROM NORWICH

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01263 738444

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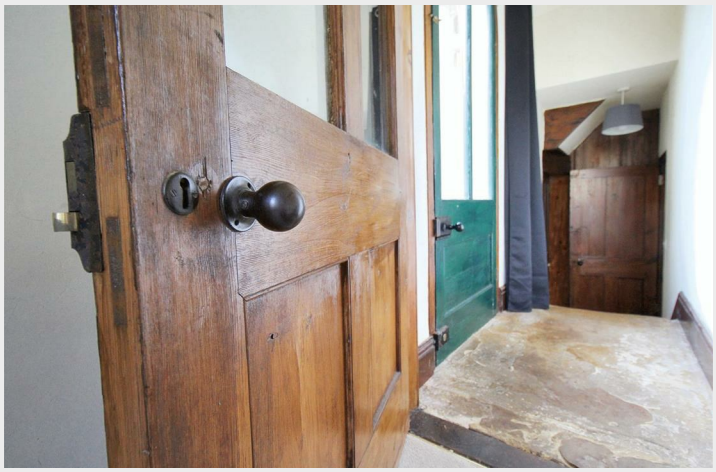
NO ONWARD CHAIN A rare opportunity to purchase a charming gatehouse situated within the grounds of the Royal Norwich Golf Club. The property boasts an impressive gated entrance with a generous sized plot, characterful features and private off road parking.

2 1 1 E

Council Tax Band: C







DESCRIPTION
Situated one the outskirts of the picturesque grounds of the Royal Norwich Golf Club, Gatehouse Lodge offers a rare opportunity to purchase a charming Grade 2 listed property on a generous mature plot, just a moments walk into the parkland. The property is approached through an impressive gated entrance providing access to private off road parking. Original stone steps lead up to the arched front door and the accommodation comprises an entrance hall, living room with fireplace (currently blocked), kitchen, bathroom and two double bedrooms, one accessed via stairs from the kitchen. The property boasts a generous size plot with a variety of mature shrubs, trees, lawn and a parking area.

ENTRANCE HALL
Timber framed arched door to front entrance, original stone tiled flooring, door to living room and steps down to kitchen and a built in storage cupboard.

LIVING ROOM
Window to side aspect, open fireplace with timber framed mantle over, carpet flooring.

KITCHEN
Window to side aspect, fitted with a range of wall and base units with inset stainless steel sink and drainer, space and plumbing for a washing machine, space for an under counter fridge and seperate freezer, electric oven with four ring hob and cooker hood over, original stone tiled flooring, door with stairs to first floor.

REAR HALLWAY
Window to side aspect, laminate flooring, electric storage heater, doors to:-

BATHROOM
Window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mains connected shower over, WC, pedestal wash hand basin, electric heated towel rail, vinyl flooring.

BEDROOM TWO
Window to side aspect, laminate flooring, electric storage heater.

EXTERNAL
The property is situated on generous grounds which include a shingled area for off road parking, lawned area and a variety of established shrubs and trees.

AGENTS NOTES
This property is Freehold.
Council tax band: C
Mains water and electricity connected.

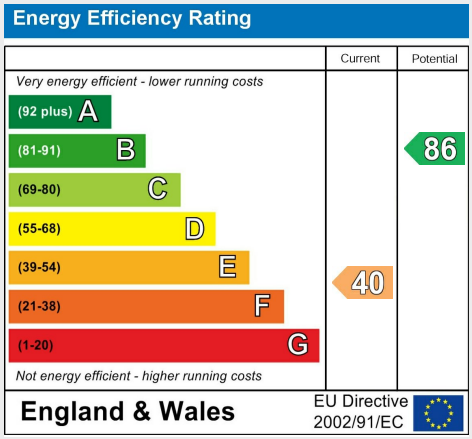
LOCATION
Morton on the Hill is a rural village set amidst woodland, open countryside and the scenic Wensum Valley. With a small population and much of the parish forming part of the historic Morton Hall estate, the area offers privacy, natural beauty and a strong sense of heritage, highlighted by the remains of St Margaret's round tower church.
The property's location on the edge of Royal Norwich Golf Club, gives easy access to one of Norfolk's premier golf and leisure venues, set within 350 acres of parkland just outside the city.
The village remains just 8 miles north-west of Norwich, within convenient reach of city amenities.



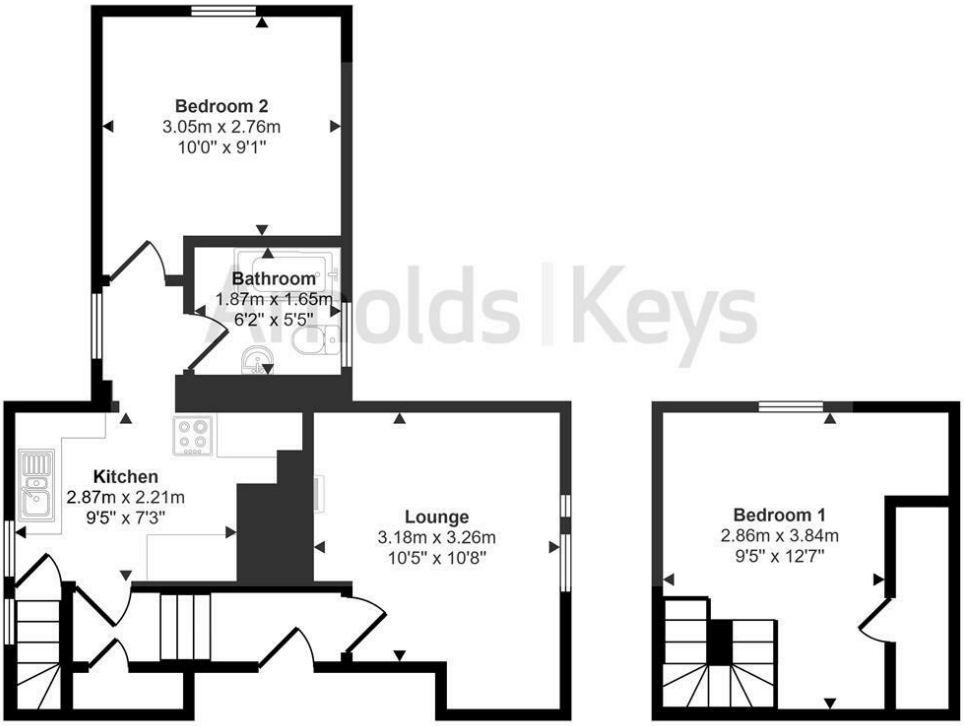
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:



Approx Gross Internal Area
55 sq m / 596 sq ft



Ground Floor
Approx 41 sq m / 443 sq ft

First Floor
Approx 14 sq m / 152 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

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