



## 1 White Cottage, Frankfort, Sloley, NR12 8HG

Guide Price £220,000

- NO ONWARDS CHAIN
- CHARMING BRICK AND FLINT COTTAGE
- IDYLIC VILLAGE SETTING
- TWO RECEPTION ROOMS
- PLANNING FOR A SUBSTANTIAL EXTENSION
- AMPLE OFF ROAD PARKING
- GENEROUS SIZED PLOT
- FIELD VIEWS

# 1 White Cottage, Frankfort, Sloley NR12 8HG

**\*NO ONWARD CHAIN\*** A charming brick and flint cottage enjoying generous grounds within the idyllic North Norfolk village of Sloley. The property is sold with the benefit of current planning permission for a substantial extension.



Council Tax Band: B



## DESCRIPTION

Situated within the picturesque village of Sloley, this charming two bedroom brick and flint cottage is positioned on a generous plot measuring approximately 0.11 Ha (0.27 acres) to include established front and rear gardens with a large driveway.

Whilst the cottage is in need of renovation throughout, it presents an exciting opportunity for buyers, benefitting from planning permission already granted to substantially extend and reconfigure the accommodation into a spacious three bedroom family home. The approved plans include a stunning kitchen/dining room, separate living room, utility room and a principal bedroom with ensuite, offering excellent scope to create a modern and versatile living space. Ideal for developers, investors or those seeking a rewarding renovation project, this is a rare chance to acquire a property with significant potential in a desirable setting.

## LIVING ROOM

A dual aspect room with double glazed window to front and side aspect, fireplace with wood burning stove.

## DINING ROOM

Timber door to front entrance, double glazed window to front aspect, brick fireplace with wood burning stove, stairs to first floor:-

## KITCHEN

Window to rear aspect, timber door to rear garden, wall and base units with stainless steel sink and drainer, fitted electric oven, electric storage heater.

## INNER HALLWAY

Built in storage cupboard.

## FIRST FLOOR LANDING

## STORE ROOM

Window to rear aspect, wooden flooring.

## BEDROOM ONE

A dual aspect room with window to front and side aspect, feature fireplace, wooden flooring, electric storage heaters.

## BEDROOM TWO

Window to front aspect, wooden flooring, electric storage heater.

## EXTERNAL

To the front the property features a variety of beautiful and mature shrubs. The property benefits from generous front and rear gardens with a large driveway providing parking for multiple vehicles.

## AGENTS NOTES

This property is freehold.

Drainage via a private septic tank.

Mains electricity and water connected.

Council tax band: B

Planning reference number: PF/26/0311

## LOCATION

Sloley is a charming rural village offering a peaceful lifestyle surrounded by open countryside. Nearby villages and towns provide local shops, schools, traditional pubs and healthcare facilities, with the popular market town of North Walsham located approximately 4 miles away offering a wider selection of supermarkets, independent retailers and leisure amenities. The Norfolk Broads and beautiful North Norfolk coastline both within easy reach, while the historic city of Norwich lies around 16 miles to the south, providing excellent shopping, dining and rail connections.



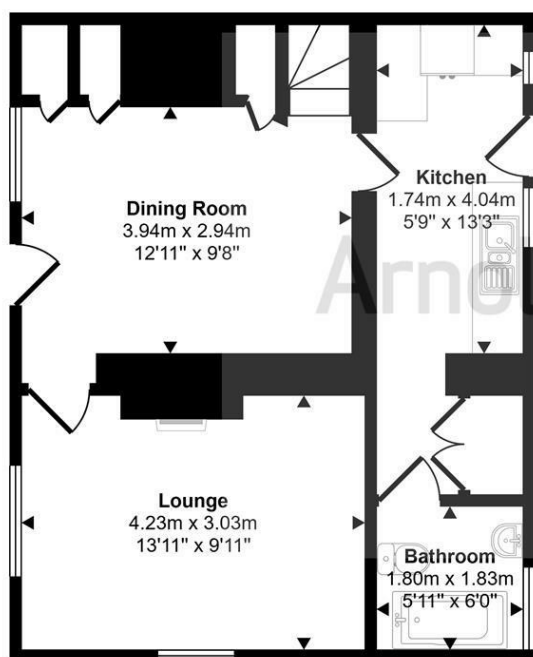
## Viewings

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

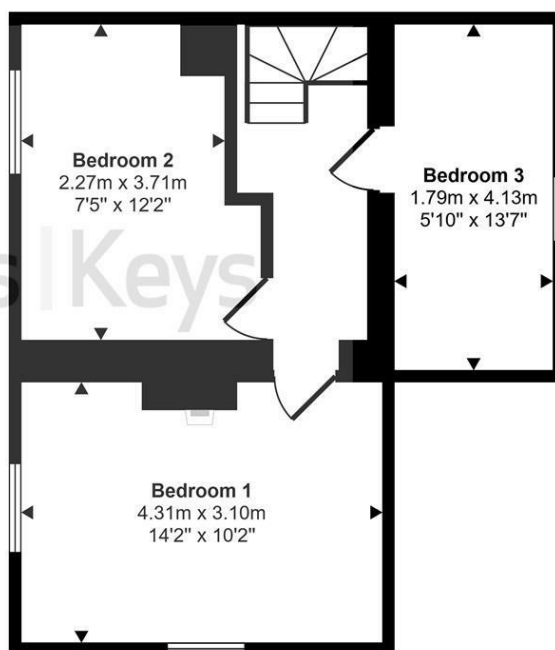
## EPC Rating:

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>39</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Approx Gross Internal Area  
86 sq m / 923 sq ft



Ground Floor  
Approx 46 sq m / 496 sq ft



First Floor  
Approx 40 sq m / 427 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.

