



Honeysuckle Cottage

Threehammer Common, Neatishead, Norwich, NR12 8BP

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Honeysuckle Cottage Threehammer Common Neatishead Norwich NR12 8BP

A delightful detached cottage originating from the late C18th with a mid C20th extension situated close to Barton Broad.

**FOR SALE BY SECURE ON-LINE
AUCTION**

**Terms & Conditions apply
Freehold Guide Price from £250,000**

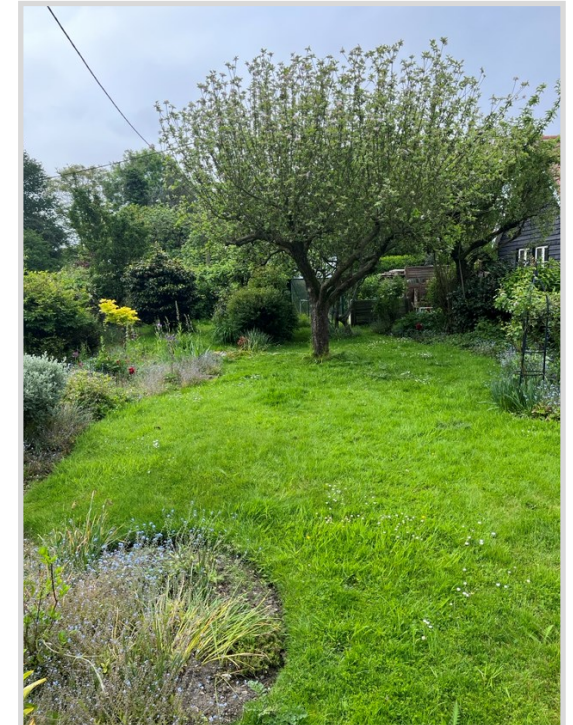
Brief Summary

Entrance Lobby, hall, kitchen, sitting room, conservatory, shower room, two bedrooms, bathroom, garage, south facing garden

LOCATION

Honeysuckle Cottage is situated in Neatishead, a small village with a large sense of community, located on the edge of the Norfolk Broads. It is 4 miles from the nearest train station, 10 miles from the sandy beaches on the North Norfolk Coast and 12 miles from the Cathedral City of Norwich.

Within the village, there is a local shop which is jointly owned by the community. The White Horse pub is very popular and includes its own micro-brewery on site.



Local shops with services are located in Wroxham. In Neatishead, there is a staithe giving access to Barton Broad, and a lovely, long boardwalk out into the broad, with access to Alderfen Broad and Nature Reserve.

Local leisure activities include sailing, fishing and walks in unspoilt countryside and close to the Broads, which provides a rich haven for birds and wildlife.

DESCRIPTION

The cottage is a detached property with a late 18th century core and a later flat roof two storey extension, constructed of brick and tile structure. The windows are a mixture of timber and upvc casements. To the rear and south side, a conservatory has been added with direct access onto a large garden with flower and shrub beds and a variety of fruit trees.

The property would now benefit from some modernisation and updating, but nevertheless is bright and has a warm ambience. The kitchen comprises wall and base pine units with a sink and larder cupboard. This adjoins the south facing sitting room which has an en-suite shower room and leads into the Conservatory. Attached is a single garage with an up and over sliding door.

Upstairs there are two south facing bedrooms, a family bathroom and large walk in storage room. Adjacent to the store is an airing cupboard with a hot water cylinder. The property would be ideal for someone looking for peace and tranquility either to live in or rent out as a holiday cottage and would like to decorate to their own taste.

OUTSIDE

The property is approached via a shared private unadopted road. To the rear is a large rectangular garden planted with flower and shrub beds and of a variety fruit trees, including apple and cherry. There is a small greenhouse and timber tool shed.

SERVICES

Mains water, electricity and drainage is to a private system. Heating is via electric heaters and wood burner dual fuel stove .

LOCAL AUTHORITY

North Norfolk District Council 01263 513811
Council tax Band C Payable 2024/25 £1,415.68

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: F

VIEWINGS

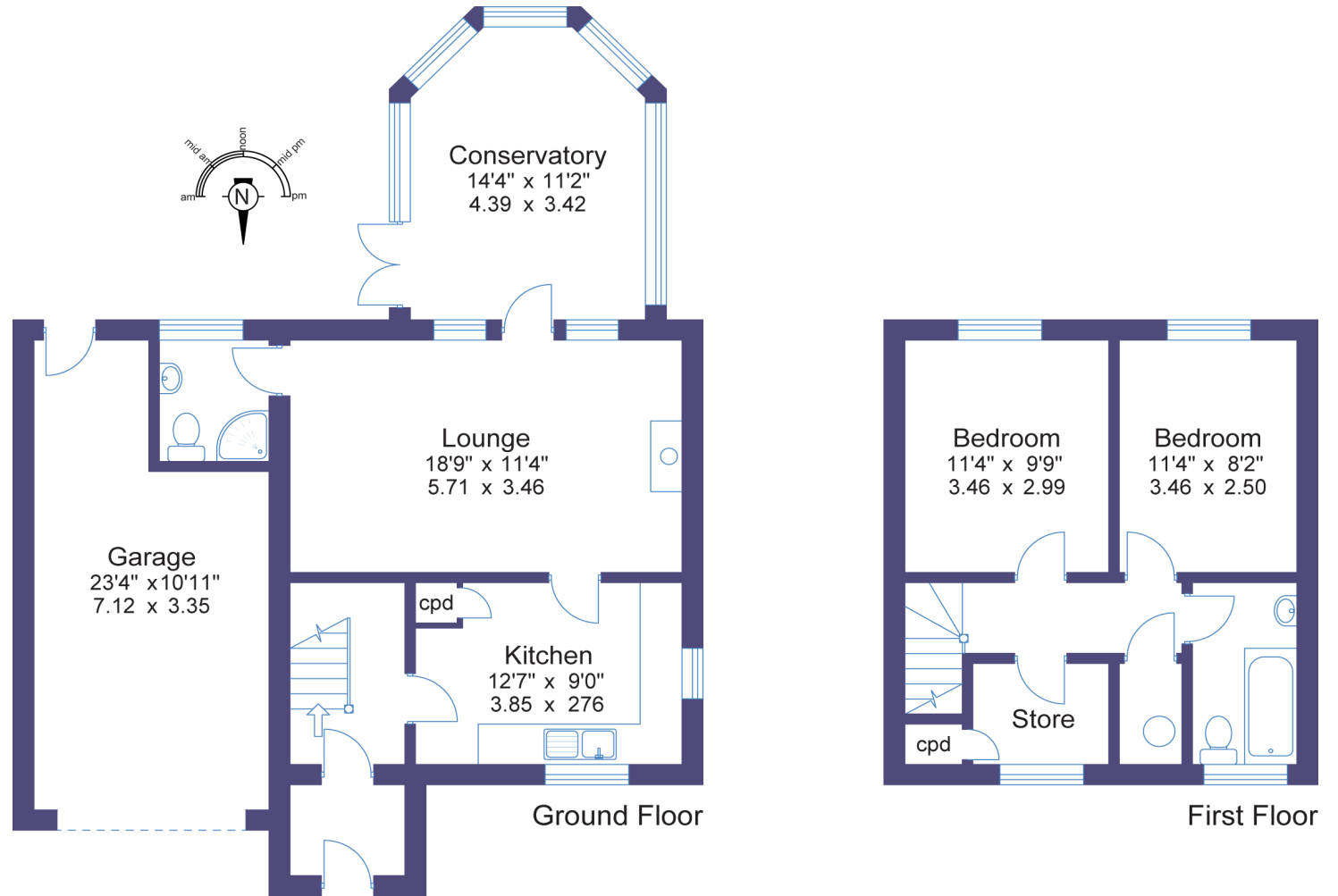
Strictly by appointment with the vendor's Agent

HUMBERTS

01603 661199 or Norwich@humberts.com



Honeysuckle Cottage Neatishead



Approx Gross Floor Area = 1224 Sq. Feet
 (inc. Conservatory and Garage) = 113.8 Sq. Metres
 For illustrative purposes only. Not to scale.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.