



**A DETACHED PERIOD COTTAGE WITH A GOOD-SIZED OUTBUILDING IN 0.55 ACRE GARDENS OVERLOOKING OPEN COUNTRYSIDE**

**Woodfield Cottage, 47 Plumstead Green, Plumstead, Norfolk NR11 7LJ**

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**Bedfords**

ESTABLISHED 1966



**Woodfield Cottage**  
**47 Plumstead Green**  
**Plumstead**  
**Norwich**  
**Norfolk**  
**NR11 7LJ**

*In a delightful and tranquil rural setting adjoining open countryside*

**Guide Price: £740,000** (14.04.25)  
Freehold BUR240141

- A detached period cottage with brick & flint elevations under tiled roofs
- Entrance Porch
- Double Reception Room
- Kitchen/Breakfast Room
- Pantry
- Utility Room
- Study/Ground Floor Bedroom
- Shower Room
- Landing
- Three First Floor Bedrooms
- Family Bathroom
- Timber and tiled Outbuilding providing Garaging and a Workshop
- Lovely mature gardens of 0.55 acre
- No onward chain











**PLUMSTEAD** is a small village consisting of a handful of cottages and farmhouses set around the Grade II\* listed church of St Michael. The village is surrounded by rolling countryside with fields of crops and pockets of woodland. The neighbouring village of Edgefield has an excellent Public House, The Pigs, whilst the many attractions of north Norfolk also lie within easy reach.

The Georgian market town of Holt is 5 miles to the north-east, and possesses an interesting variety of restaurants, pubs, shops and galleries as well as being the home of Gresham's Public School.

The coastal village of Blakeney is 10 miles away; its narrow streets contain flint-faced houses and its quay gives access to the salt marshes and sailing, seal and bird watching and many other leisure pursuits.

The city of Norwich is 21 miles to the south with its wonderful cathedral close and an extensive range of shops, along with leisure and cultural facilities. Norwich has a main line railway station to London Liverpool Street (107 minutes). To the north of the city lies Norwich International Airport with worldwide connections via Amsterdam.





**HEATING:** LPG-fired central heating and a wood-burner in the sitting room.

**COUNCIL TAX:** Band E.

**SERVICES:** Mains water and electricity. Drainage to a septic tank.

**BROADBAND:** Ofcom indicate that Ultrafast broadband is available to the property.

**MOBILE COVERAGE:** Ofcom indicate that EE, Three, O2 and Vodafone are all likely to provide voice and data outside the property. Inside, O2 are likely to provide voice with limited data, Three provide limited voice and data and Vodafone provide limited voice.









**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

**VIEWING:** Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)









## ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



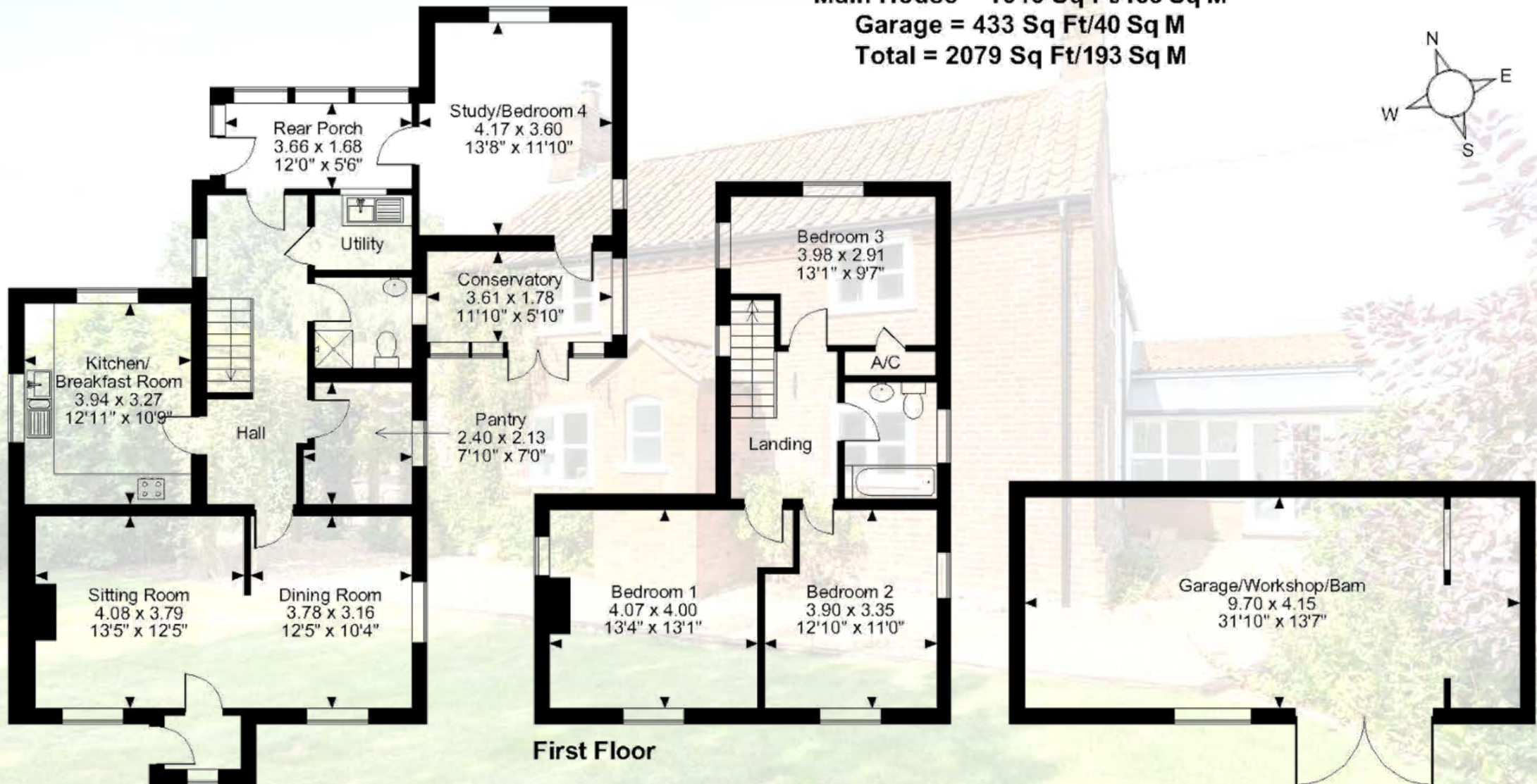
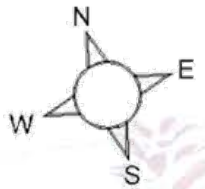
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**Approximate Gross Internal Area**

**Main House = 1646 Sq Ft/153 Sq M**

**Garage = 433 Sq Ft/40 Sq M**

**Total = 2079 Sq Ft/193 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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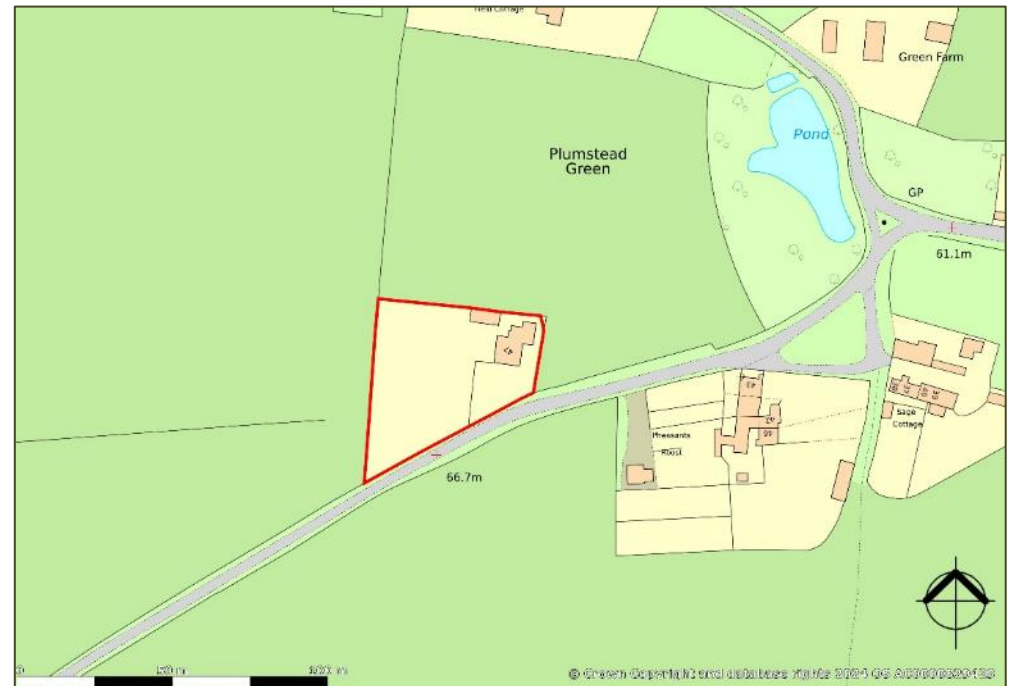
















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