

Exceptional Five-Bedroom Refurbished & Extended Home | 1,982 Sq. Ft. | Great Ellingham

Bow Street
Great Ellingham

£799,950

LEONARD JAMES Residential

At a glance

Bow Street

Great Ellingham

£799,950

For sale

5 bedrooms | 2 bathrooms



Key Features

- Five Generously Proportioned Bedrooms
- Approximately 1,982 Sq. Ft. of Accommodation
- Spacious Lounge Measuring 19'3" x 12'8"
- Kitchen and Separate Dining Room
- Additional Snug and Home Office
- Principal Bedroom with En Suite
- Generous, Enclosed Rear Garden
- Attractive Countryside Views
- Sought-After Bow Street Location
- Substantially Refurbished & Extended Detached Family Home

The property

Leonard James Property is delighted to present Pear Tree Cottage, an impressive, extensively refurbished and extended five-bedroom detached family residence occupying a desirable position on Bow Street in the sought-after Norfolk village of Great Ellingham.

Offering approximately 1,982 sq. ft. (184 sq. m.) of thoughtfully arranged accommodation, this substantial home has undergone an extensive transformation, combining traditional architectural character with contemporary design and the versatility required for modern family living.

With five bedrooms, three reception rooms, a separate home office, an impressive kitchen, utility room and generous enclosed rear garden, Pear Tree Cottage provides versatile accommodation perfectly suited to family life and entertaining.

Enjoying attractive views across open fields to the front, the property benefits from a delightful rural outlook, while its generous proportions and flexible accommodation make it particularly appealing to families seeking additional space.

With internal finishing works now approaching completion, this represents an exciting opportunity for purchasers to secure a beautifully transformed family home in a highly desirable village setting.

AN ATTRACTIVE FIRST IMPRESSION

Pear Tree Cottage immediately impresses with its attractive exterior, combining crisp rendered elevations, traditional red brick detailing, a warm red tiled roof and contrasting contemporary grey window frames.

A particularly appealing feature is the substantial oak-framed entrance porch, which creates an inviting focal point and introduces a sense of craftsmanship and character.

The property is approached through a white picket fence, with a pedestrian entrance leading to the front door. To the side, a driveway provides off-road parking and access to the attached garage.

The open field views to the front further enhance the property's appeal, creating an attractive outlook from the principal rooms.

GROUND FLOOR ACCOMMODATION

Stepping inside, a welcoming entrance hallway provides access to the principal ground-floor rooms, with a staircase rising to the first floor.

The property / continued

LOUNGE | 19'3" x 12'8" (5.87m x 3.87m)

The generously proportioned lounge provides an impressive principal reception space, offering ample room for substantial seating arrangements and family relaxation.

Two front-facing windows allow natural light to enter while providing views towards the fields opposite.

KITCHEN | 18'7" x 9'9" (5.66m x 2.97m)

Positioned towards the rear of the property, the substantial kitchen forms a central part of the ground-floor accommodation.

Extending to approximately 18 feet in length, the room offers generous kitchen cabinetry and work surfaces, with a practical layout designed to complement everyday family life.

The kitchen connects with the separate dining room, creating a sociable arrangement for both family meals and entertaining.

DINING ROOM | 10'8" x 10'2" (3.26m x 3.11m)

Adjoining the kitchen, the dedicated dining room provides an attractive setting for family dining and entertaining guests.

Glazed doors open directly onto the rear terrace, creating a natural connection between the internal accommodation and the garden.

During the warmer months, this arrangement offers excellent opportunities for indoor and outdoor dining.

SNUG | 13'4" x 10'4" (4.07m x 3.14m)

A particularly welcome addition is the separate snug, providing a second generous reception room overlooking the rear garden.

With glazed doors opening onto the terrace, this versatile space could serve as a more informal family sitting room, television room or children's retreat.

HOME OFFICE / PLAYROOM | 12'0" x 6'11" (3.65m x 2.12m)

Positioned at the front of the property, this additional room provides an ideal space for those working from home.

Equally suited to use as a playroom, study or hobby room, it offers flexibility to accommodate changing family requirements.

UTILITY ROOM | 10'11" x 6'11" (3.33m x 2.10m)

A separate utility room provides valuable additional space for laundry appliances, storage and household activities, helping to keep the principal kitchen free from everyday clutter.

The property / continued

GROUND FLOOR CLOAKROOM | 8'6" x 6'7" (2.59m x 2.00m)

A generously sized ground-floor cloakroom completes the accommodation on this level.

FIRST FLOOR ACCOMMODATION

The first floor comprises five bedrooms, including an impressive principal suite with its own en suite shower room and separate dressing room, together with a generously proportioned family bathroom.

The arrangement provides excellent flexibility for larger families, visiting guests or those requiring additional working space.

PRINCIPAL BEDROOM | 12'2" x 11'4" (3.71m x 3.46m)

The principal bedroom provides a comfortable and private retreat, complemented by its own en suite shower room and separate dressing room.

The dedicated dressing room measures approximately 6'9" x 4'2" (2.05m x 1.26m), providing useful space for clothing storage.

The adjoining en suite measures approximately 7'5" x 4'9" (2.27m x 1.46m).

The first floor offers four further well-proportioned bedrooms, providing excellent accommodation for family members and guests.

BEDROOM TWO | 11'0" x 9'5" (3.36m x 2.88m)

A well-proportioned double bedroom positioned towards the rear of the property, offering excellent flexibility as a family or guest bedroom.

BEDROOM THREE | 10'8" x 8'11" (3.26m x 2.73m)

Another comfortable double bedroom.

BEDROOM FOUR | 11'4" x 9'2" (3.45m x 2.79m)

A further generously proportioned bedroom, offering flexibility for family members or visiting guests.

BEDROOM FIVE | 10'1" x 9'2" (3.08m x 2.79m)

The fifth bedroom provides additional accommodation, ideal for a child's bedroom, nursery or second home office.

FAMILY BATHROOM | 11'0" x 7'5" (3.35m x 2.26m)

A generously proportioned family bathroom serves the remaining bedrooms, completing the first-floor accommodation.

The property / continued

OUTSIDE - GENEROUS GARDENS AND COUNTRYSIDE VIEWS

Externally, Pear Tree Cottage continues to impress.

To the front, the property is set behind an attractive white picket fence, with a pathway leading to the oak-framed entrance porch.

The house enjoys views across the open fields opposite, providing a pleasing sense of countryside living.

To the rear lies a particularly generous, enclosed garden, predominantly laid to lawn and offering ample space for children to play, outdoor entertaining and relaxation.

A substantial paved terrace extends across the rear of the house, accessed directly from both the dining room and snug, providing an excellent setting for outdoor furniture, summer dining and entertaining.

The garden benefits from established boundary planting, fencing and a useful timber garden shed.

An attached garage and driveway parking provide further practicality.

LOCATION - BOW STREET, GREAT ELLINGHAM

Pear Tree Cottage occupies a desirable position on Bow Street, within the popular Norfolk village of Great Ellingham.

Great Ellingham is an attractive and well-regarded village, appreciated for its rural character, established community and convenient access to surrounding towns.

The village offers local amenities, including a primary school, village shop and public house, while the nearby market town of Attleborough provides a wider range of shopping, schooling, leisure and transport facilities.

Attleborough also benefits from a railway station offering services towards Norwich and Cambridge, while the nearby A11 provides convenient road connections.

The historic city of Norwich is also within reach, offering an extensive range of retail, cultural, educational and leisure facilities.

Great Ellingham offers an appealing balance of rural village living and convenient access to nearby market towns, transport connections and the city of Norwich.

A SUBSTANTIAL FAMILY HOME IN A SOUGHT-AFTER VILLAGE SETTING

With approximately 1,982 sq. ft. of accommodation, five bedrooms, three reception rooms, a separate home office, generous gardens and attractive countryside views, Pear Tree Cottage offers an exceptional opportunity to acquire a beautifully refurbished and extended family residence in Great Ellingham.

The property / continued

With internal finishing works approaching completion, early viewings are encouraged to appreciate the scale, quality and setting of this impressive property.

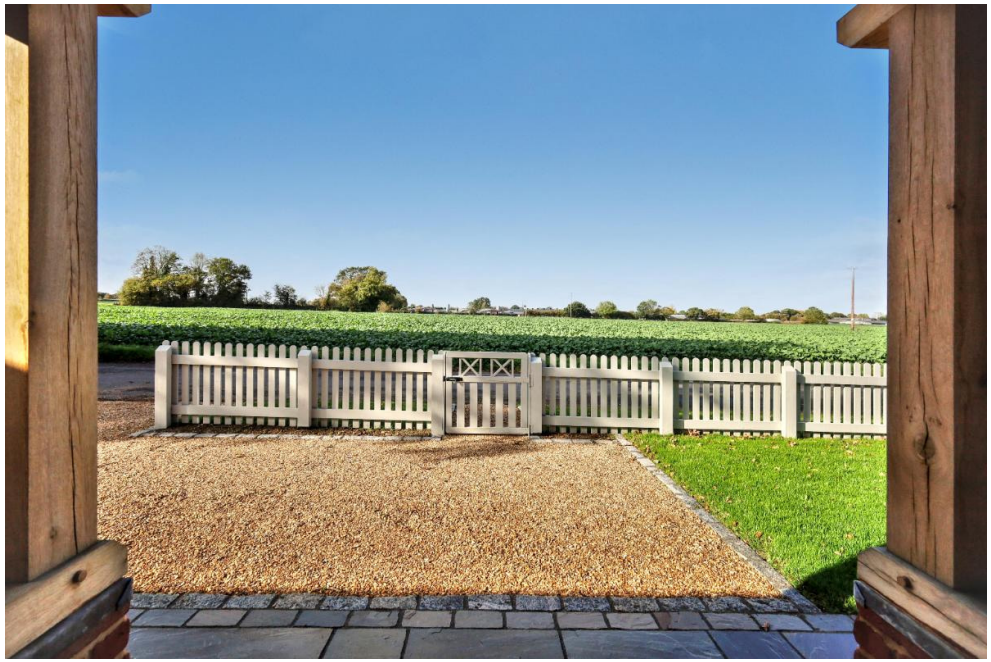












Services, District Council and Tenure

Heating	Oil	**Water**	Mains
Electric	Mains	**Drainage**	Private treatment plant.
Broadband	Full fibre according to BT.com	**Mobile Phone**	Not provided
Council and Band	To be confirmed.	**Tenure**	Freehold

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Arrange your viewing

Head Office

01953 666780

hello@leonardjamesproperty.co.uk

Residential and Commercial Estate Agents

www.leonardjamesproperty.co.uk