



PLUMTREE COTTAGE, MUNDHAM HILL,
MUNDHAM, NORWICH NR14 6EJ



This enchanting 17th Century cottage has been meticulously and sympathetically restored to create a truly captivating home, where refined interior design and exceptional attention to detail elevate its inherent character. Every space has been carefully curated, blending timeless cottage charm with thoughtful craftsmanship and a cohesive, elegant aesthetic throughout.

Entry is via the side into a beautifully appointed kitchen/breakfast room, where considered finishes, and a harmonious palette create a warm yet sophisticated heart of the home. This inviting space flows effortlessly into an inner hallway/vestibule, where even the smallest details have been artfully addressed. A cleverly designed office/library is tucked beneath the stairs, offering both practicality and charm, alongside a well-finished WC and staircase rising to the first floor. Positioned at the front of the property, the sitting room is rich in atmosphere and texture. An impressive inglenook fireplace with wood-burning stove forms a striking focal point, complemented by carefully chosen materials, subtle lighting, and a layered interior scheme that enhances both comfort and visual appeal. The room perfectly encapsulates the home's balance of heritage and refined living. Upstairs, the first floor continues this theme of understated luxury, with two beautifully styled bedrooms that showcase a keen eye for proportion, colour, and finish. The bathroom is equally impressive,

thoughtfully designed in a classic cottage style, with high-quality fittings and a cohesive design that exudes both charm and sophistication. Outside, the property continues to impress with the exquisite detached annex, "The Old Stables." Rebuilt and clad in local Larch to reflect the character of the original outbuilding, it has been executed with the same level of design integrity and craftsmanship as the main house. Specific features include cast iron radiators, copper lighting and guttering and seagrass flooring. A stable door opens into a bespoke kitchen where handcrafted units, Belfast sink and intelligent spatial planning create both beauty and functionality. This leads through to a striking open-plan living space, where a vaulted ceiling enhances the sense of volume and light. A wood-burning stove adds warmth and character, while floor-to-ceiling glazing invites natural light to pour in and frames delightful views of the garden. The annex flows seamlessly into a serene bedroom area of equal proportions, maintaining the same cohesive design language. The







bathroom is finished to an exacting standard, featuring a luxurious roll-top bath and elegant Italian sanitaryware, creating a space that feels both indulgent and beautifully resolved. The annex benefits from its own water treatment plant

Externally the property is approached via a five bar gate, the attractive front gardens have cloud box hedging and a range of plants and shrubs, a driveway runs between the cottage and annex, leading to an oversized two-bay open garage with adjoining workshop, off road parking and EV Charging point. The gardens and drive are enclosed with Willow fencing. Beyond, the gardens unfold into a thoughtfully landscaped haven, including a kitchen garden where raised beds, planting, structure, and seasonal interest have been expertly considered, leading through to further gardens featuring 'David Austin

Roses' and a range of mature fruit trees, a pond in a wildlife area and terrace seating with views over fields, providing a tranquil and picturesque setting that complements the quality and design of the home itself.

SERVICES

Combination of oil fired heating and electric heating, mains electric and water, septic tank (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

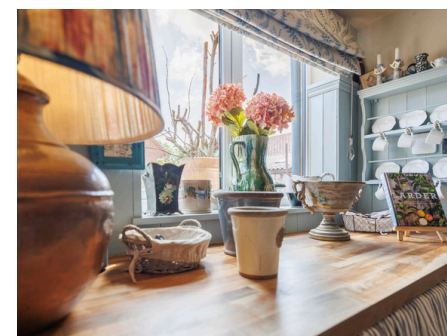
Freehold.

AGENTS NOTES

A right of way via the driveway to the adjoining cottage

COUNCIL TAX

South Norfolk – Plum Tree B Annex A





ANNEX/AIR
B&B



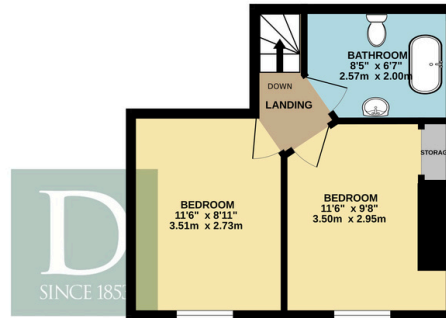


FLOOR PLAN

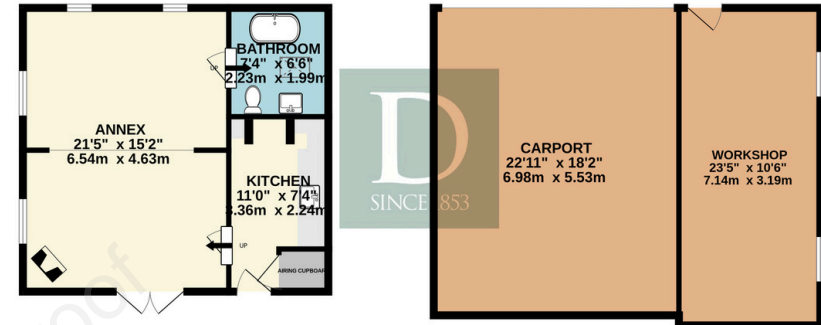
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.
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