



2 THE VILLAS, RECTORY ROAD,  
ALDEBY NR34 0BJ



Situated in the sought-after village of Aldeby, this two-bedroom semi-detached cottage occupies grounds of approximately 5 acres (STMS), offering an exceptional opportunity for those seeking a rural lifestyle with extensive outdoor space and equestrian potential.

The accommodation is entered via a side entrance porch, leading into a kitchen/breakfast room featuring a window overlooking the rear aspect and French doors opening onto the rear gardens. From the kitchen, an inner hallway provides access to the cosy lounge, which enjoys a front-facing window and a feature wood-burning stove, creating a warm and inviting focal point. The hallway also serves a ground-floor shower room and a useful double storage cupboard housing the electric heating system. Beyond, the hall opens into the main entrance hall, a versatile space currently utilised as a study area. This characterful room benefits from a side window, the principal entrance door, a feature Rayburn, and a staircase rising to the first-floor landing. On the first floor, the landing provides access to two bedrooms and an additional shower room.

Externally, the property is approached via a driveway providing off-road parking leading to a garage, with gated access leading to the side of the cottage. A five-bar gate at the front opens to an outbuilding and continues

through a stable block, beyond which lies a further gated area suitable for riding and other equestrian pursuits. To the right-hand side of the property is a substantial enclosed paddock extending to approximately 4.44 acres, offering excellent grazing land.

The rear of the cottage enjoys a cottage-style garden which flows into further gardens, stocked with a variety of mature plants, trees, shrubs, and wildflowers, creating a peaceful and picturesque setting.

#### SERVICES

Main 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.

#### LOCAL AUTHORITY

South Norfolk Tax Band – B

#### AGENTS NOTES

The property has been underpinned certificate available 2020



2

1

2

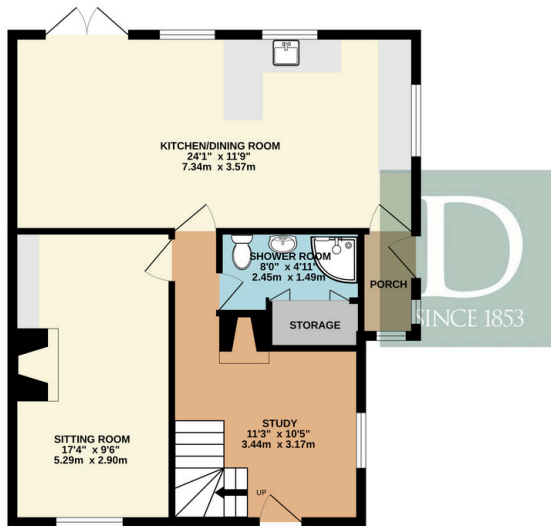
5 acres  
stms



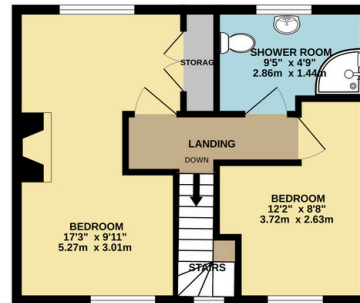
TOTAL PLOT  
JUST UNDER 5  
ACRES STMS

## FLOOR PLAN

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



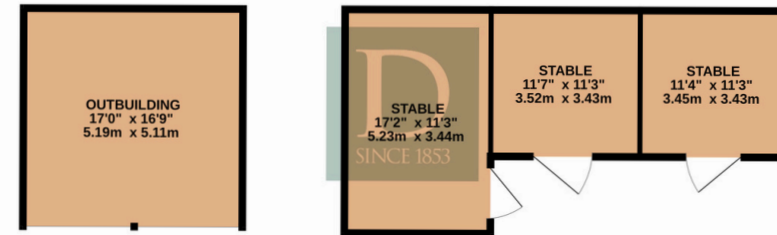
1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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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GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

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### CONTACT US

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