

Acanthus Cottage, Pitts Hill, Saxlingham Nethergate NR15 1PB
Guide £500,000-£510,000 Freehold



- Detached 1978 Built House
- In the Heart of a Picturesque South Norfolk Village
- Beautiful Secluded Garden
- Four Bedrooms
- Approaching 1600 Square Feet of Living Space
- Separate Bathroom and Shower Room
- Well Maintained Wooden Cottage Style Windows Throughout
- Oil Fired Central Heating
- Driveway, Two Garages and Carport

Location...

Saxlingham Nethergate is a picturesque, historic Norfolk village south of Norwich and is located approximately 9 miles from City Centre. The village is known for its conservation area, beautiful countryside, and 14th-century St Mary's Church, offering rural tranquillity but is equipped with a primary school, Saxlingham Meadows is a seven-acre conservation area with woodland and community orchard. The nearby village of Hempnall is under 2 miles away and includes a Morrisons Daily with post office services, a village bakery and doctors surgery.

Directions...

Follow the Norwich Southern Bypass/A47 Ipswich Road/A140 to Cargate Lane, take Elmers Lane, Long Lane and Pitts Hill.

What3words:///webcams.clipped.triads

The Property...

Welcome to Acanthus Cottage, a remarkable detached home located in a highly sought-after, picturesque village. Featuring a secluded, beautifully landscaped garden, this property is a true village retreat offering peacefulness, fantastic privacy, and views of the surrounding greenery.

Built around 1978 as one of a pair of cottage-style homes, the property blends perfectly with the surrounding character that the village's conservation area is renowned for, offering approaching 1,600 square feet of living space.

The hub of the home is the kitchen-diner, which features an Aga (partially powered by electricity), oak work surfaces, and a double butler sink. Also on the ground floor is a large living room complete with a wood-burning stove and a cast-iron mantel, an inviting entrance hall, and a downstairs cloakroom.

Upstairs, the property boasts three double bedrooms plus a single bedroom/study, a large bathroom with luxurious sanitary ware, and a separate shower room complete with a large cubicle and a rainfall shower head. The property benefits from oil-fired central heating with a number of column radiators and double-glazed windows throughout.

Externally, the property features a driveway leading to a pair of garages and a carport. This gives access to a lawned front garden that offers excellent privacy, the main entrance, and side access. To the rear is a south-facing garden with a large lawn, patio seating areas, a summer house, a custom-made potting shed/greenhouse, and various planted borders.

TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431

Porch

Wooden front door and double glazed windows.

Hall

Glazed door from porch and column radiator.

WC

Wash hand basin, tiled splashbacks, wc. and towel rail.

Living Room

Double glazed window, French doors to garden, column radiator, fireplace with woodburning stove, tiled hearth and cast iron mantel.

Kitchen/Diner

Double glazed dual-aspect windows, column radiator and door to garden. A fitted cottage-style kitchen with base-mounted units, oak work surfaces, double butler-style sink, space for fridge and freezer, plumbing for dishwasher. Esse range cooker wood fired and electric powered, including an induction hotplate and cast iron hob, multiple ovens and plate warmer.

Stairwell

Double glazed window and column radiator.

Landing

Loft access with doors to all bedrooms and bathrooms.

Bedroom

Double glazed window to front aspect and column radiator.

Shower Room

Double glazed window, shower cubicle with glazed screen, rainfall showerhead, flexible hose, tiled splashbacks, corner sink, towel rail and cupboard.

Bathroom

Double glazed window, bath with mixer taps, shower attachment, tiled splashbacks, towel rail, wash hand basin, low-level vanity units, countertop, bidet and wc.

Bedroom

Double glazed window to rear aspect and column radiator.

Bedroom

Double glazed window to rear aspect and column radiator.

Bedroom

Double glazed window to rear aspect and column radiator.



Garages and carport

Up-and-over doors to the garages, windows overlooking the front garden, side wooden doors, power and light. Cast iron double doors to the front of the carport.

Outside

To the front is a driveway with the property owning the section directly in front of the home and garages. Entering through the carport leads to a lawned front garden, the main entrance, side access, and a boiler cupboard.

To the rear is a south-facing garden featuring a large lawn, patio seating areas, a summer house, a custom-made potting shed/greenhouse, and various planted borders.

Rating authority

South Norfolk Council Tax Band E

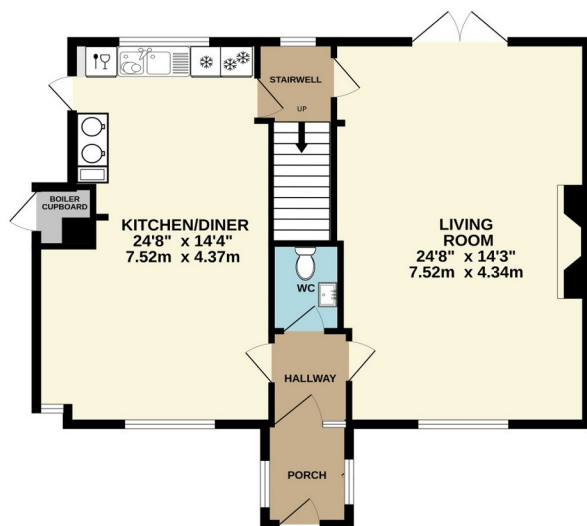
Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



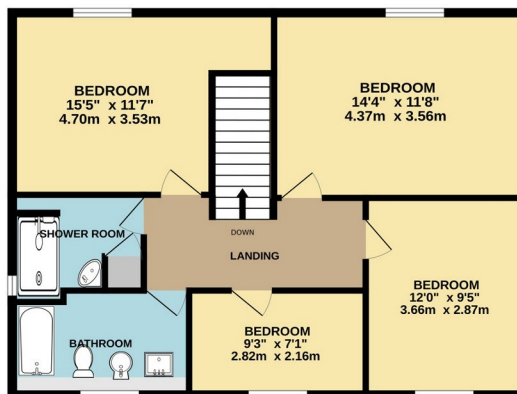




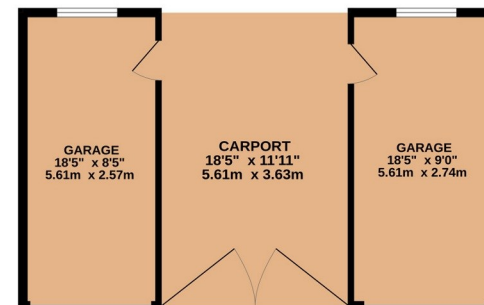
GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.6 sq.m.) approx.



CARPORT & GARAGES
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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DATA PROTECTION ACT 1998

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