



COAST & COUNTRY LIVING

Finer Details



Sitting room with a wood-burning stove

Kitchen/dining room

2 bedrooms

Period Features

Family Bathroom

Appeal to private buyers and landlords

Beautiful established gardens

Patio areas

Parking for several cars



If you are looking for a traditional Norfolk Cottage with lots of charm, then you will have found what you are looking for! Situated in the popular village of Oulton, conveniently placed between Aylsham and Holt, the owner has created a wonderful home with so much attention to detail that you cannot fail to be impressed. Every inch of space has been cleverly thought through to create an amazing home. The garden is a sun trap and unusually large with patio areas to enjoy the sun, read a book or enjoy a glass of wine, whilst the driveway is a welcome addition to the property.

The setting for Baluco Cottage in the popular village of Oulton really couldn't be better, nestled amongst the traditional Norfolk cottages, it gives a real sense of tranquillity and charm. Approaching the property, I note how well-kept it is with topiary planting to the front and a large gravel driveway to the side of the property, allowing off-road parking for several cars.

Bulaco Cottage is accessed from the back through a traditional stable door into the kitchen, which features solid wood units with a large range cooker, Belfast sink and plenty of worktop space with which to prepare food. The Kitchen has been designed to create a social space in which to enjoy family meals and gatherings in the dining area. A window that overlooks the beautiful garden allows lots of natural light to flood through into the room.







From the kitchen into the inner hallway, I notice so many period features that make this property special. The bathroom to the left is fitted out with quality sanitary ware and a statement stone sink with storage and shelving, making this a great space to relax.

Through to the Sitting Room with wall panelling to one wall and windows to the front of the property. The focal point of the room is a traditional woodturner set on a tiled hearth that gives the room a lovely, cosy feel.











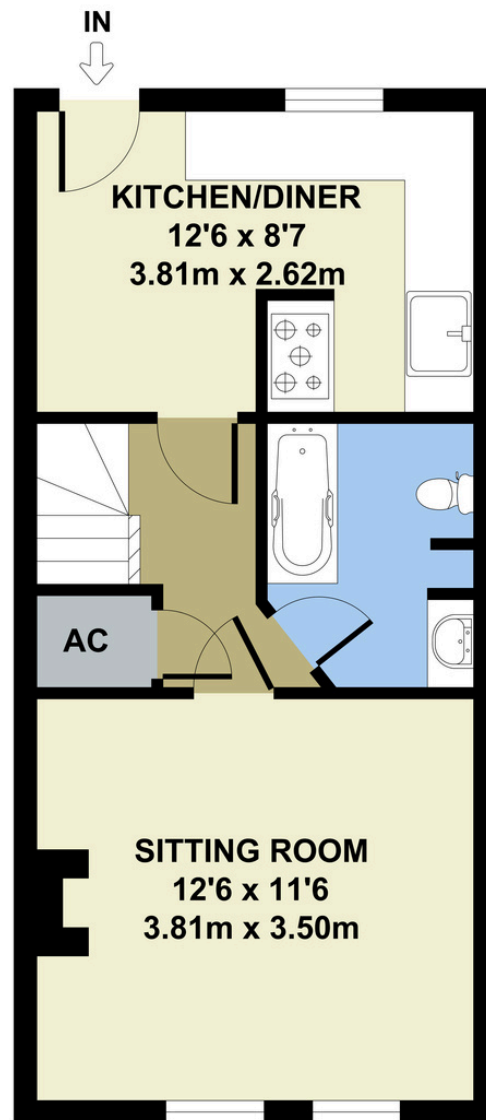
The Cottage garden is a particular feature of this property, being planted with many varieties of plants, shrubs and trees. The garden itself is large and completely secure and private, with a gate to the front and high fencing securing the boundaries. There is a large garden shed for storage and plenty of space to grow your own fruit and vegetables, as well as different patio areas to enjoy eating outside.

To the front of the property, there are topiary borders and parking for several cars .

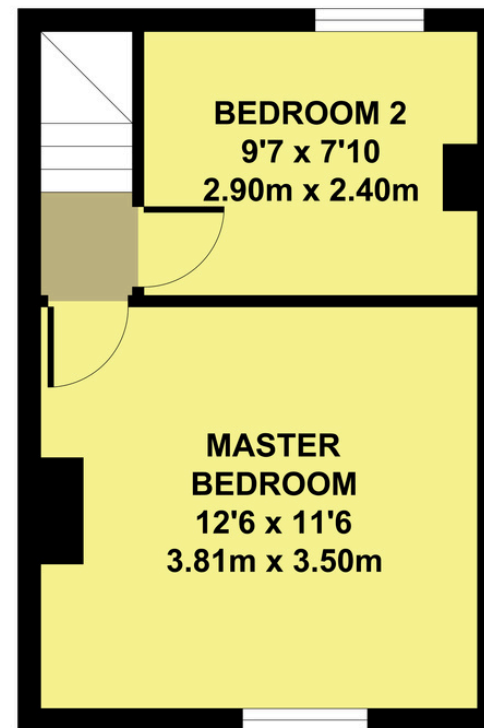








GROUND FLOOR



FIRST FLOOR

Total approx area:
 55 sq. m
 592 sq. ft.