



THE STORY OF

# September Cottage

*Gresham, Norfolk*

**SOWERBYS**



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# September Cottage

Holt Road, Gresham,  
Norfolk, NR11 8RG



Beautifully Set Within the Popular Rural Village of Gresham

Incredibly Well-Presented Three Bedroom Period Cottage

Kitchen and Large Utility Room

A Short Drive to Sheringham, Cromer and Holt

Comfortable Parking for Three Cars



Located behind a quaint brick and flint exterior, September Cottage presents a captivating blend of traditional charm and modern comfort. This picturesque retreat exudes character, boasting open fireplaces, parquet flooring, and exposed beams throughout.

Originally believed to have been two separate cottages, this property now seamlessly combines into a spacious and inviting home, offering over 1,150 square feet of living space. The ground floor welcomes you with a cosy sitting room featuring an ornate brick fireplace and a wood-burner, perfect for chilly

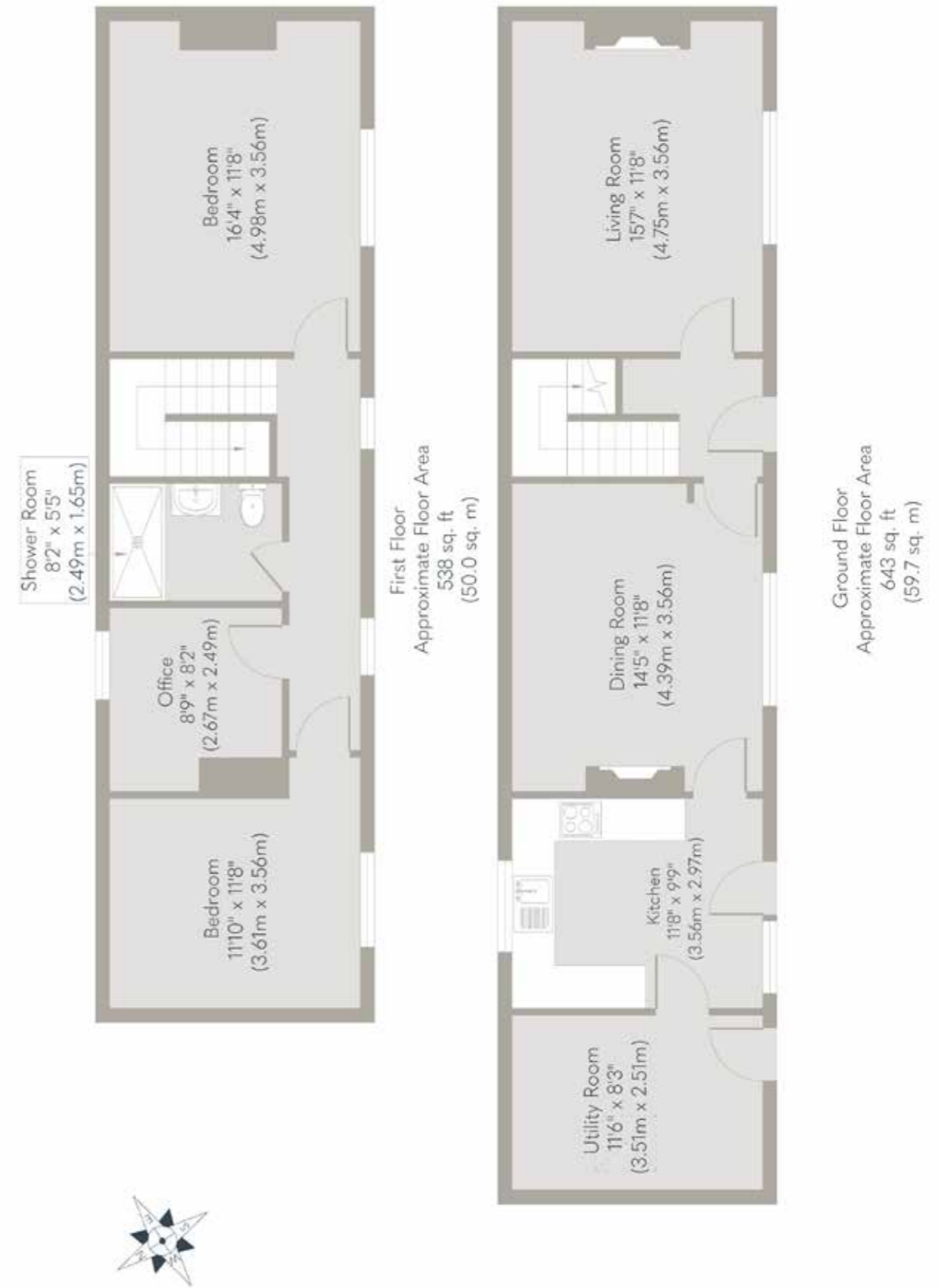
evenings. Adjacent is the dining room, also adorned with a wood-burner, creating a warm and inviting atmosphere for gatherings. The modern fitted kitchen provides a practical and stylish space, complemented by a convenient boot room/store.

Ascending to the first floor, you'll find the impressive main bedroom, complete with a decorative fireplace, adding a touch of elegance to the space. Two additional bedrooms offer comfortable accommodations for family or guests, while a modern and spacious shower room caters to convenience and luxury.

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01263 710777  
holt@sowerbys.com

Outside, the cottage boasts a generous enclosed garden, offering a serene retreat with manicured lawns, mature shrubs, and flowering beds, providing the perfect backdrop for outdoor relaxation or entertaining. There is also a gated secure driveway.

Perfectly set within the charming village of Gresham, September Cottage enjoys a serene location within easy reach of Norwich and Norwich airport, Holt, Sheringham, and the stunning heritage coastline. Its proximity to Gresham's public school adds further appeal, making it an ideal home for those seeking a harmonious blend of rural tranquillity and modern convenience.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Gresham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small and pleasant rural village, Gresham is located south west of Cromer.

Renowned for its award-winning sandy beaches, Banksy's Great British Spraycation artwork, and its famous Crabs, the scenic coastal town of Cromer boasts impressive views of the medieval church, which has the highest tower in Norfolk. Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses. Holt has a strong sense of community which thrives among the proud residents and local business, the local 'Love Holt' initiative which waves the flag for independent shops adds vibrancy to the Georgian town centre. Throughout the year there are plenty of local events.

Greshams is ideally located for Holt, Sheringham and Cromer with all towns being just under 7 miles away.



Note from the Vendor



Sitting Room

“The cottage has been a wonderful family home full of character.”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity and drainage. Oil fired central heating.

**COUNCIL TAX**

Band C.

**ENERGY EFFICIENCY RATING**

C. Ref:- 9360-2159-0320-2707-2215

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

Freehold.

**LOCATION**

What3words: ///adopting.uptake.protester

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# SOWERBYS



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