

SOWERBYS

Norfolk Property Specialists



1 Harpers Yard

Creake Road, Syderstone, King's Lynn, PE31 8SF

Guide Price £260,000



Viewing by appointment with our
Burnham Market Office 01328 730340 or burnham@sowerbys.com



1 HARPERS YARD

Set in the heart of this little known but very pretty North Norfolk village, No. 1 Harpers Yard is a beautifully presented period cottage that has just finished a complete programme of refurbishment throughout. Although the cottage has a front door, it is most likely that it will be entered via the back door and into the stunning new kitchen/breakfast room. At the front of the cottage is the living room which, with its southern aspect, enjoys plenty of natural light but also has a cosy log burner inset into the period fireplace therefore is warm and snug in the winter. Upstairs there are two bedrooms and, unusually for a cottage of this age, there is also a shower room. Outside, to the front and side, the garden is fully enclosed and south facing.

1 Harpers Yard is not only a perfect example of a 'Chocolate Box' period cottage with the perfect blend of period charm and a contemporary finish, but it is also a complete turn key opportunity, stunningly presented and ready to move straight into.



KEY FEATURES

- Beautifully Presented Period Cottage
- Refurbished Throughout
- Stunning New Kitchen/Breakfast Room
- Living Room with Log Burner
- Two Bedrooms
- Shower Room
- Fully Enclosed South Facing Garden
- Perfect Blend of Period Charm and Contemporary Finish

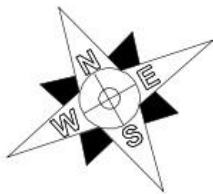
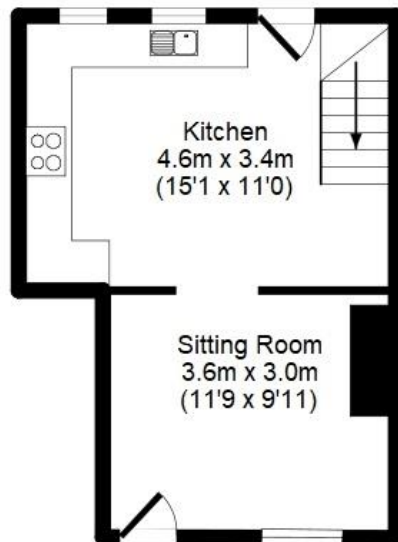




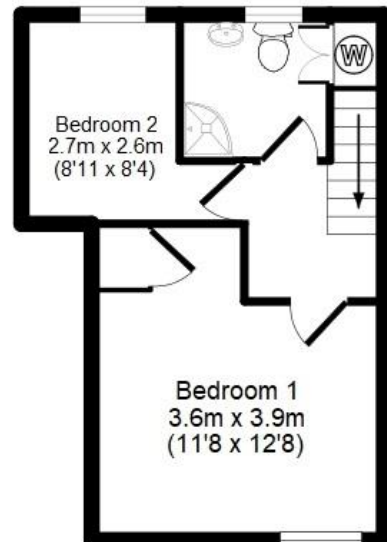




Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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APPROX GROSS INTERNAL FLOOR AREA: 52 sq. m / 555 sq. ft

SYDERSTONE

Syderstone is about nine miles from the North Norfolk Coast and is well known for its nature reserve and country walks. The village has a pub -The Lynn Arms and a village hall. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away. There is also St Mary's - a 900 year old round-towered church. Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

SERVICES CONNECTED

Mains water, electricity and drainage. In addition to the log burner, there is electric underfloor heating to the ground floor, electric panel heating to bedrooms and electric heated towel rail in the shower room.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0015-3005-5204-5809-4204

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.

Viewing by appointment with our Burnham Market Office:
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