

# SOWERBYS

Norfolk Property Specialists



## Apple Cottage

26 Bridge Street, Stiffkey, Wells-next-the-Sea, Norfolk, NR23 1QP

£700,000



Viewing by appointment with our  
Wells-next-the-Sea Office 01328 711711 or [wells@sowerbys.com](mailto:wells@sowerbys.com)





## APPLE COTTAGE

Apple Cottage is a charming three bedroom 17th Century brick and flint cottage located in a prime location within the stunning coastal village of Stiffkey. This fine period residence, which boasts a wealth of character features, such as beamed ceilings, inglenook fireplaces and panelled and latched doors, has been sympathetically renovated by the current owners and offers a generous living space arranged over two floors.

The property briefly comprises; entrance hall with stairs rising to the first floor, a beautiful traditional cottage sitting room with an impressive 'inglenook' fireplace with bressummer oak beam, redbrick surround and fitted with a wood burner, beamed ceiling, and exposed wooden flooring. Following this is a spacious dining room offering another wonderful inglenook fireplace with original built-in bread oven, beamed ceiling, exposed wooden flooring, overlooking the raised front sun terrace. A cottage style kitchen with a selection of fitted units, butler sink and range style oven and hob. The downstairs accommodation also benefits from a ground floor bedroom, again with wooden flooring and a newly installed shower and separate WC, as well as a utility room with separate external access. To the first floor you will find a delightful double bedroom offering elevated countryside views, a vaulted and beamed ceiling and exposed wooden flooring, a further bedroom, and a family bathroom with a free-standing roll top bath.

Outside and to the front of the cottage is an extensive paved sun terrace offering ample room for a family sized table and chairs, perfect for a touch of alfresco dining. There is also a delightful lawned garden bordered by mature hedging, shrubs and flowering plants, and a private parking area suitable for two vehicles.

Located in Stiffkey, a very attractive village boasting a local store and excellent pub set on the North Norfolk coast, Apple Cottage would make a perfect second home or holiday let investment and viewing is highly recommended.





## KEY FEATURES

- Delightful Grade II Listed Brick and Flint Cottage
- Original Period Features Throughout
- Beamed Ceilings and Exposed Timbers
- Stunning Inglenook Fireplaces in Two Rooms
- Ground Floor Bedroom with Shower and WC En-Suite
- Two Further Bedrooms
- Family Bathroom with Roll Top Bath
- Raised Sun Terrace and Enclosed Garden to Front
- Off Road Parking to Driveway



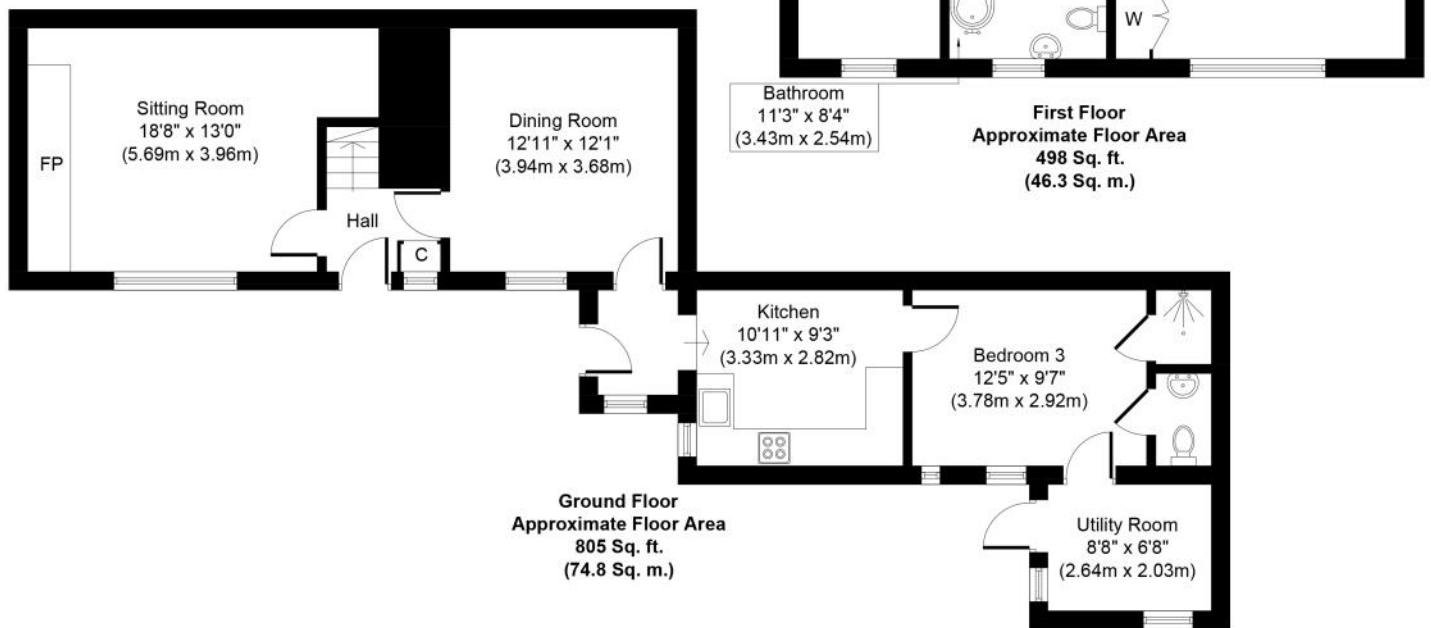












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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## STIFFKEY

Stiffkey, located between Wells and Blakeney, is one of the most picturesque villages on the north Norfolk coast. The river Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and newsagents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

## SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

Viewing by appointment with our Wells-next-the-Sea Office:  
The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT  
**01328 711711 • [wells@sowerbys.com](mailto:wells@sowerbys.com)**



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