

SOWERBYS

Norfolk Property Specialists



37 The Common

Hanworth, Norfolk, NR11 7HP

Guide Price £345,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



37 THE COMMON

'37 The Common' is a charming and traditional, end of terrace brick and flint cottage commanding a very special location looking out over Hanworth Common. The name is derived from Hagana, the Dane who invaded Norfolk in 870 AD, and whose name was anglicised to Han and 'worth' meaning waters, which relates to the two streams that enclose the parish - Hagon Beck and Scarrow Beck. The Weavers' Way from Cromer to Great Yarmouth runs through the village. The common covers approximately 35 acres and is protected by cattle grids, and is one of few that survive in the ownership of all of the residents of a zone, outside of England's National Parks and Areas of Outstanding Natural Beauty. This special and protected landscape has around 50 head of cattle grazing the land between May and October and has been managed by the village residents since the early 1900's.

The cottage commands one of the best locations on the common with direct southerly views over this unique and idyllic environment from its pretty gardens and many of the windows. Set on the end of the row the cottage is blessed with gardens on three sides that have enabled a later extension to be subtly added to provide additional accommodation to the original build. Set behind intricate brick and flint elevations you will find a cosy but perfectly formed cottage that retains much of its original character with exposed beams, vaulted ceilings, and latched doors. Modern comforts have been added over the years and include double glazing throughout and oil-fired central heating.

Set over two floors the accommodation extends to around 750sq. ft. and briefly comprises: front door through to a kitchen with modern units, tiled floor, and a vaulted and beamed ceiling. From the kitchen you move through to a delightful sitting room that features exposed beams to the ceiling and a door out onto a rear terrace. An internal lobby off the sitting room takes you through to a ground floor bedroom/study that is served by a bathroom. Upstairs you will find a generous principal bedroom plus a comfortable second bedroom with both enjoying delightful views over the common.

Outside you will find pretty gardens to three sides of the cottage with a lawned garden to the front aspect and a paved sun terrace looking out over the common. The front garden extends round to one side with further lawns and leads to a small rear courtyard area with a door through to the sitting room.

'37 The Common' is a wonderful period cottage set in a very special and rarely available location that enjoys a remarkable and unique environment. Whilst the location is semi-rural and idyllic it is by no means isolated as the north Norfolk coastline is within easy reach. Vibrant towns such as Cromer and Aylsham are conveniently close and so too is the historic city of Norwich.



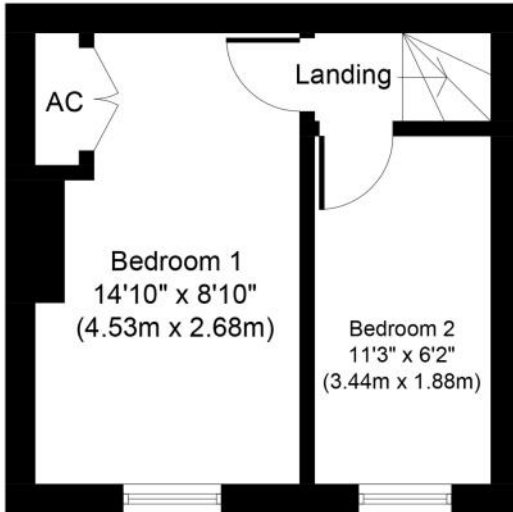
KEY FEATURES

- Charming Brick and Flint Cottage
- Three Bedrooms
- Delightful Sitting Room and Modern Kitchen
- Characterful Features
- Delightful Views over Hanworth Common
- Pretty Gardens Wrapping Around the Property
- Sought After and Rarely Available Location

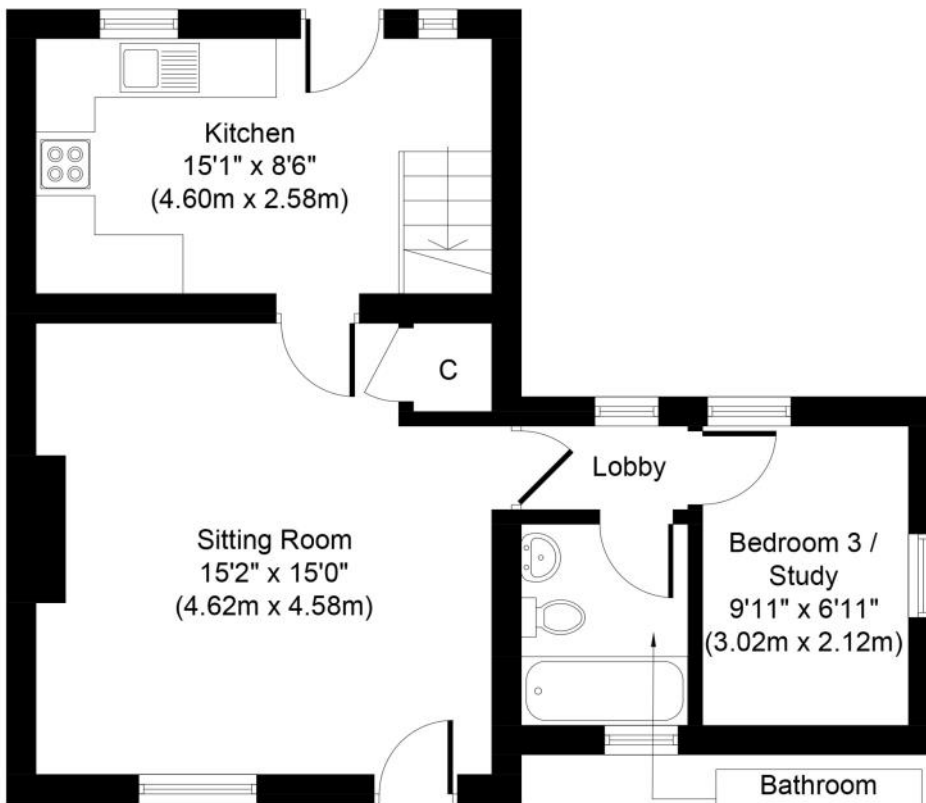








First Floor
Approximate Floor Area
230 Sq. ft.
(21.4 Sq. m.)



Ground Floor
Approximate Floor Area
515 Sq. ft.
(47.8 Sq. m.)

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.

HANWORTH

Hanworth is a small village approximately 5 miles from the North Norfolk coast at Cromer and Aylsham to the south. Its main notable attribute is Hanworth Common, the largest such enclosed common in England, which covers 35 acres and is protected by cattle grids. Currently about 50 cattle graze on the land between May & October. Aylsham offers a wide variety of facilities including butchers, bakers, doctors surgery, chemist, public houses and two supermarkets, there is also a little market held in the market place every Monday. The cathedral city of Norwich is also a short drive away with access to all major rail links and Norwich international airport.

SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0239-0621-9000-0024-9292

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.

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