

SOWERBYS

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Rose Cottage

Sandy Lane, West Runton, NR27 9NB

£695,000



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



ROSE COTTAGE

Nestled discreetly off the highly desirable Sandy Lane, this beautiful and large property boasts four bedrooms and characterful accommodation stretching to over 2,300 sq. ft. Built towards the end of the Arts and Crafts era, this fine home softly alludes to this era of construction with just a few hints of its style alongside the charming interiors.

A large and welcoming entrance hall is located centrally in the home and gives access to all ground floor accommodation. The delightful triple aspect sitting room is found in the southern wing and features exposed timbers, striking fireplace and double doors leading to the glorious rear garden. This sitting room leads to the stunning vaulted formal dining room with 180 degrees of panoramic glass affording inspiring views of the garden. The delightful shaker style kitchen boasts a well-balanced marriage of style and functionality and is complemented by a well-equipped utility room. Also found off the kitchen is the charming breakfast room. The ground floor accommodation is completed by a spacious central snug and a ground floor shower room.

The first floor is home to four generous bedrooms. The substantial principal bedroom enjoys both east and west facing windows and is well-served by the central family bathroom just next door. Two further bedrooms are spacious doubles, once of which benefitting from an en-suite bathroom. A further highly versatile fourth bedroom/first floor reception is accessed via a spiral staircase and boasts a sizable balcony with ample room for outside dining amongst the treetops.

Outside, the sloping and multi-tiered grounds extend to 0.5 acres (STS) and naturally showcase a wide array of features including gravelled parking, complemented by the detached garage to the front, multiple paved and decked dining terraces, a sprawling manicured lawn interspersed with thriving flower beds. A lower tier reveals a delightful pond and the garden extends further yet toward a wooded area providing a haven for both the homes occupants and the local wildlife.



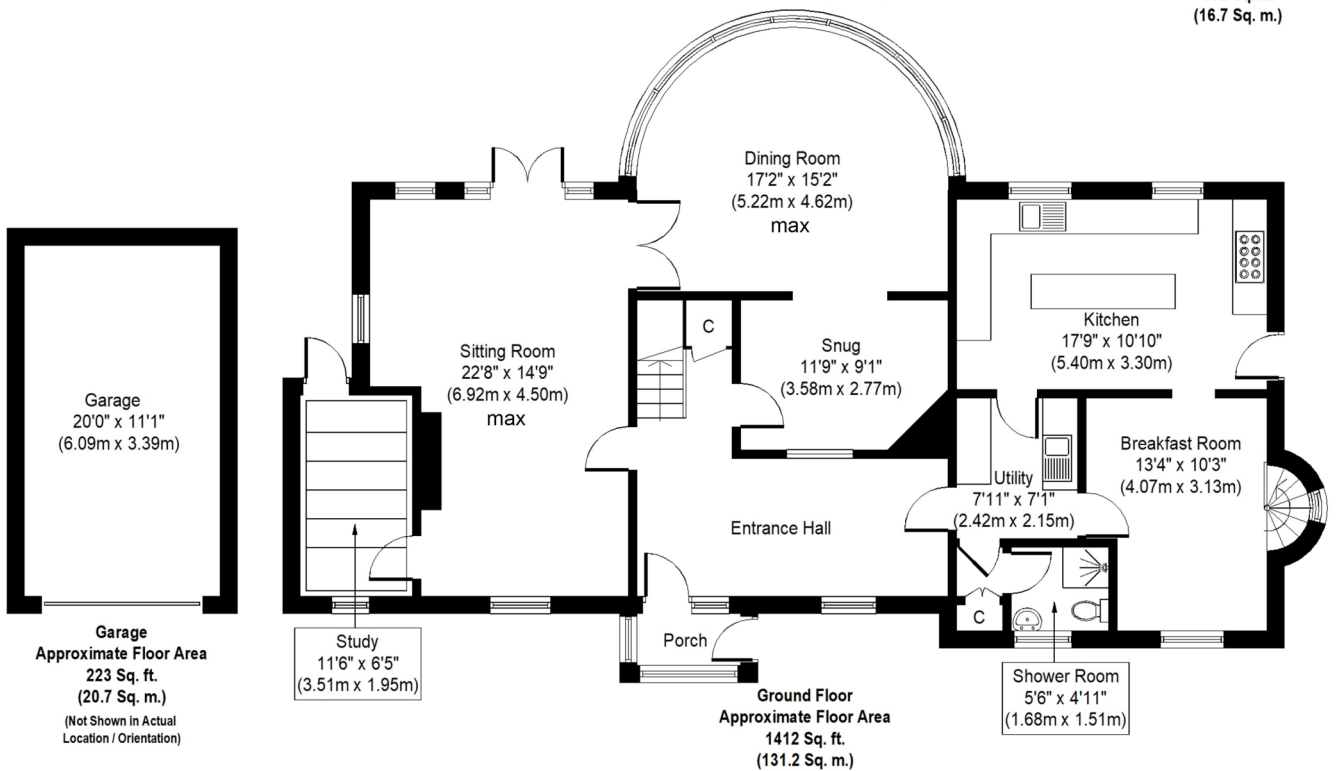
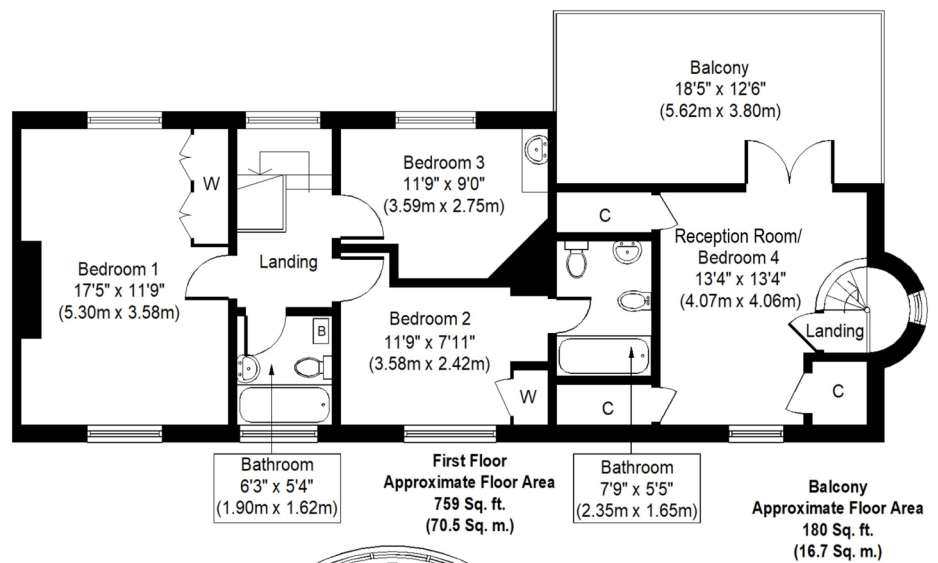
KEY FEATURES

- Four Bedroom Coastal Home
- Sprawling Accommodation in Excess of 2,300 Sq. Ft.
- 0.5 Acre Plot (STS)
- Highly Desirable Location
- Enchanting Multi-Tiered Grounds
- Close to Popular Walks and Beach
- Balcony with Woodland Views
- Striking Vaulted Crescent Dining Room









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.

LOCATION

West Runton is between the Victorian seaside resorts of Cromer and Sheringham. The village has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, and a village store. It also has a golf links and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8898-7446-8129-7397-5983

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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