

SOWERBYS

Norfolk Property Specialists



Heron Cottage

Manor Farm Cottages, Ringstead Road, Thornham, Norfolk, PE36 6NN

Guide Price £595,000



Viewing by appointment with our

Burnham Market Office 01328 730340 or burnham@sowerbys.com



HERON COTTAGE

Tucked away, yet situated in the heart of this popular coastal village, Heron Cottage is an absolutely delightful four bedroom Victorian property. On the ground floor the living and entertaining space is predominantly open plan and is ideally arranged for a holiday home. To the front is a good size kitchen which is partially opened up to the living area making it both practical as well as very sociable. The living and seating area is focused towards a central log burning stove creating an atmosphere of cosiness and warmth in the winter months but open up the french doors out to the garden and it can be light and airy come the summer. To the rear of the seating area is a dining area which comfortably accommodates a table to seat six. In addition there is a downstairs shower room and WC.

Upstairs there are four bedrooms, all good double rooms with three arranged as such while the fourth has twin beds and there is also a family bathroom on this floor.

Outside and to the rear is a west facing garden that is also completely open to the south so enjoys sunshine throughout the day, whilst to the front of the property there is private off street parking for two cars. Heron Cottage has been a much loved home from home for the current owners and when not in use by them has also been an incredibly popular holiday let.



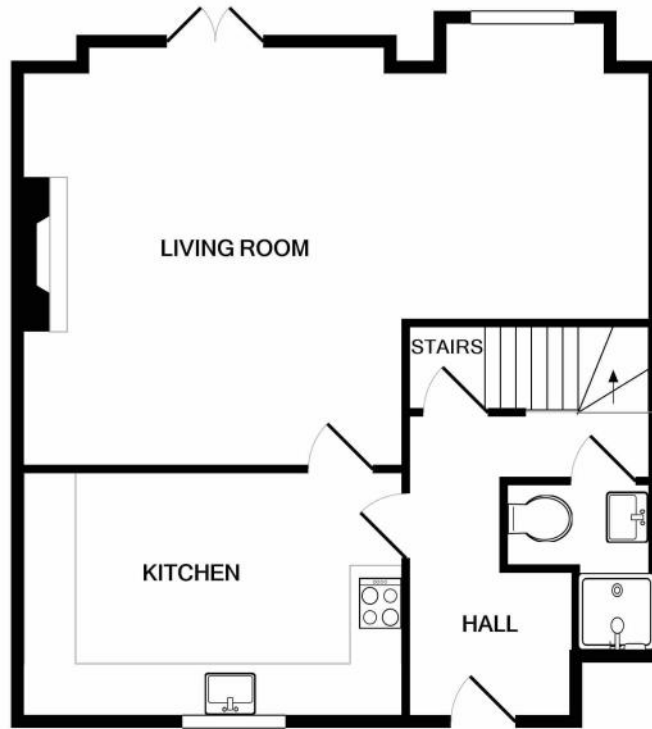
KEY FEATURES

- Charming Period Cottage
- Four Double Bedrooms
- Open Plan Living Space
- Good Size Fitted Kitchen
- Family Bathroom and Ground Floor Shower Room
- West and South Facing Garden
- Off Road Parking for Two Cars
- Previously a Popular Holiday Let

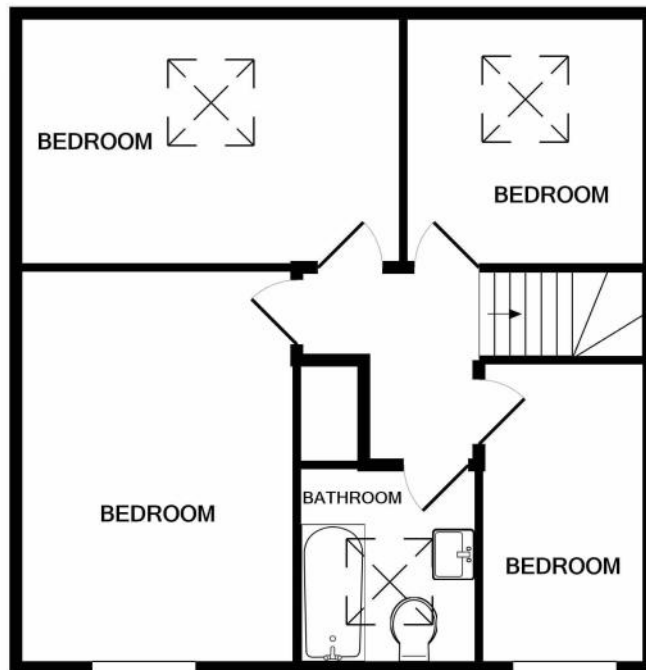








GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1187 SQ.FT. (110.3 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

THORNHAM

Thornham is a picturesque village of traditional Norfolk properties on the coast between Hunstanton (5 miles) and Burnham Market (8 miles). The village is renowned for its sandy beaches, long walks and the marshland bird reserve. It has a small harbour, church, three pub restaurants, a delicatessen/café with village store. Drove Orchards is on the outskirts of the village and has a range of independent shops, restaurants and a farm shop. The Lifeboat Inn is said to have been a haven for smugglers in the 16th century. The Royal West Norfolk Golf Club is 3 miles away at Brancaster. King's Lynn, 20 miles, has a main line rail link to London via Cambridge.

SERVICES CONNECTED

Mains electricity, electric heating. Private drainage and private metered water.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.
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.

AGENT'S NOTE

There is an annual charge of £572.00 for maintenance and painting outside windows every three years. There is an optional annual charge of £260.00 for use of the communal gardens. Private drainage and private metered water.

Viewing by appointment with our Burnham Market Office:
Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD
01328 730340 • burnham@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL