



THE STORY OF

3 Hall Farm Cottages

Harpley, Norfolk

SOWERBYS



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Nethergate Street, Harpley, King's Lynn, Norfolk
PE31 6TW



A Georgian Cottage

Three Bedrooms

Open Plan Kitchen/Breakfast Room

Picturesque Location

Front and Rear Gardens

Two Parking Spaces to the Rear

Historically a Farm Cottage



Guide Price £349,950

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“I love this cottage, the village, our neighbours, the pub - it all feels so safe, homely and friendly.”

Presented to an exemplary standard and with wonderful character features, this gorgeous home has been tastefully refreshed with a new lease of life and could easily become a forever home, holiday retreat or perhaps an investment opportunity.

In the living room, the log burner, exposed floorboards and window overlooking the beautifully landscaped garden, combine to create the ideal

atmosphere helping you unwind with a warm and cosy ‘vibe’.

With an abundance of scenic walks right from the doorstep, including the historic Peddars Way only a short distance away, it is no surprise that to both the front and rear of the property, there are great spots for shedding the outer layers and muddy footwear after a refreshing stroll or an exploratory hike.





The open plan kitchen/breakfast room is a sociable area which cleverly links with a versatile additional room, currently used as a study, but would comfortably make a semi open-plan dining area. The solid wood shaker-style wall and base units are timeless and joyfully in keeping with the character of the property.

Unlike many traditional Norfolk cottages, the staircase is not steep or winding and gives easy access to the first floor accommodation with one bedrooms enjoying splendid vistas of the village church and two others seeing luscious green fields and the present owner makes particular reference to the rear bedroom for waking up to a sunrise.

“What a feeling it is to wake up in one of our rear bedrooms with glorious sunshine.”

The outside space is as delightful as the cottage itself. Very much a back to front garden, the larger portion is to the front and the current owner finds particular enjoyment from sitting in the sun from 11am all day to sunset. Both gardens require little maintenance, being mostly laid to lawn with mature trees and shrubs.

In addition, the property has access to two parking spaces to the rear, a great plus for a property in this popular village. Understood to have once formed part of the farm accommodation, there is no doubt that over the years these properties will have seen some changes but for the current owner the village location remains “perfect and traditional”.





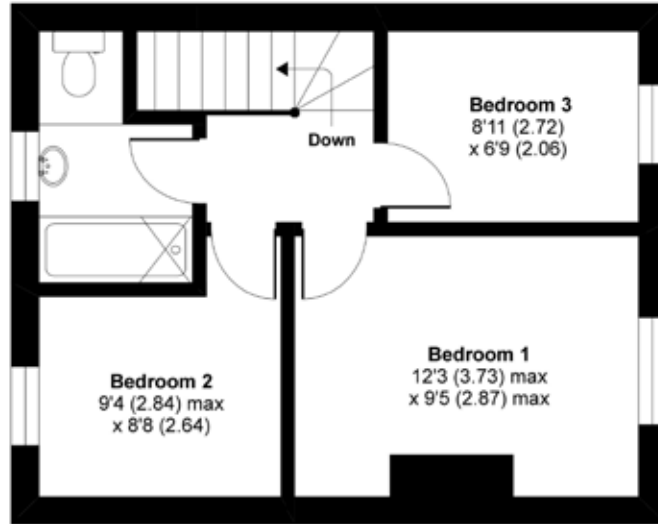




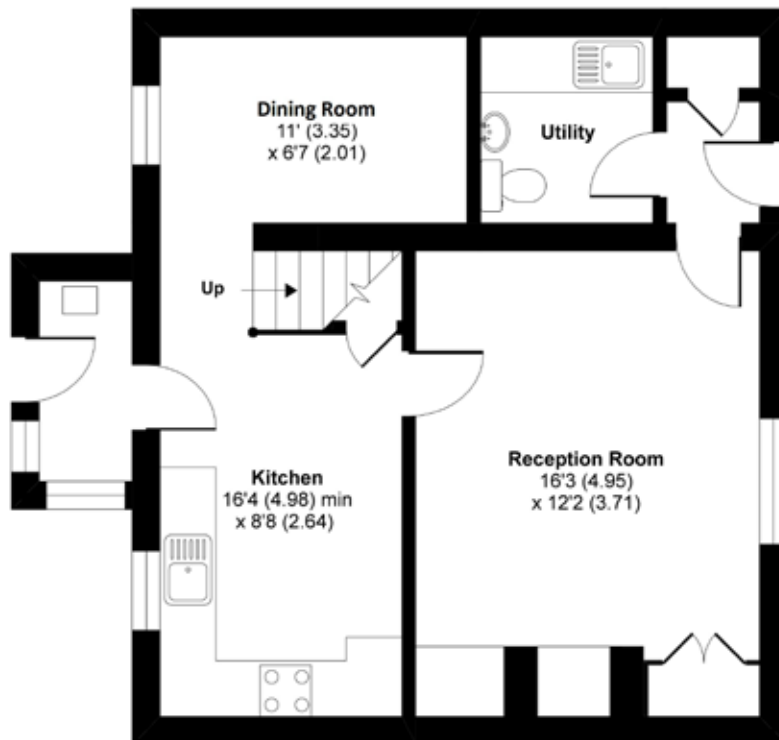
Nethergate Street, Harpley, King's Lynn, PE31

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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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ALL THE REASONS

Harpley

IN NORFOLK
IS THE PLACE TO CALL HOME



Harpley is a popular village situated between the market towns of King's Lynn and Fakenham.

Countryfile) with duck ponds and wildlife, good local shops including post office, a school, pre-school and excellent local walks.

The village has a country store, cafe and pub. The neighbouring village of Great Massingham has a doctor's surgery.

There is also a medical centre and village hall with a fortnightly folk club and monthly cinema club, and social club with extensive sports facilities including tennis courts, Bowling Green, football pitch, children's play area and outdoor gym.

Harpley is well placed for easy access to the North Norfolk coast with its unspoilt beaches and salt marshes.

The Dabbling Duck provides a congenial watering hole with an excellent restaurant and there is also an excellent tearoom, The Cartshed.

Great Massingham is an attractive and quiet rural village with a strong community between the busy market towns of King's Lynn and Fakenham.

The church, St Mary's, has a magnificent 13th century porch and fine 15th century painted glass. The Norfolk Coast with its unspoilt coastline is just over 15 miles away.

The village has a central green (featured in



Note from the Vendor



Brancaster beach is the nearest coast to the property, only a little more than 12 miles.

“We’re in such good proximity of the gorgeous Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 8003-0665-8029-7306-6743

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.

TENURE

Freehold.

AGENT’S NOTE

The property is subject to a covenant to not use the property otherwise than as a single private dwelling house in the occupation of one family.

SOWERBYS



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