



THE STORY OF

Norton Cottage

Foulsham, Norfolk

SOWERBYS

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11 High Street, Foulsham,
NR20 5RT

Delightful Period Cottage

Deceptively Spacious Ground Floor

Ground Floor Family Bathroom and
First Floor Shower Room

Beautiful Vaulted Ceiling to Sitting Room

Conservatory/Studio

Two Bedrooms

Garden, Shed and Decked Area

Beautifully Presented

Viewing is Essential

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“A tranquil home within a wonderful community.”

In the heart of the Norfolk landscape, Norton Cottage is tucked away at the end of the terrace. Our vendor has enjoyed making changes to what is now a pretty, period cottage and garden.

Formerly the property would have been a tied residence to ‘The Limes’ for the workers. Our vendor has a history in textiles and loves working with raw materials, as you will see throughout the property. Now it presents with its spacious ground floor, where our vendor

enjoys entertaining in the kitchen, whilst guests are able to sit, relax and dine together. The sitting room, a favourite spot of our vendors, with its vaulted ceiling, bespoke shelving and the cosy wood-burner stove, leads beautifully into the conservatory, which currently serves as a studio.

As the stairs meander to the first floor landing, the principal bedroom is a generous size, served by the shower room alongside the second bedroom.



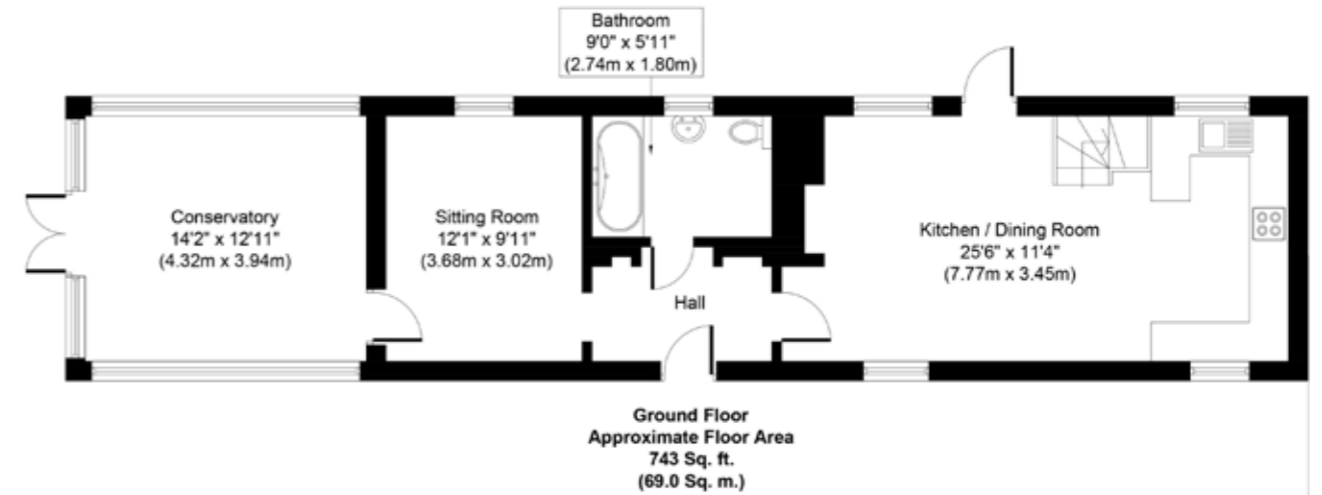
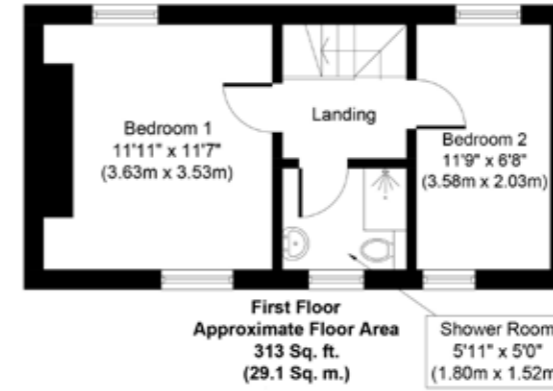


The garden is enclosed and mainly grassed with established beds and borders, a frog pond and the opportunity to relax on the tranquil decked area in the evening sun, cooled by the greenery of the surrounding trees, its also a wonderful vantage point to spot the swifts when they visit in the summer.

In our vendors time of living in the village, she senses a much stronger sense of community, walking onto the High Street and saying hello to so many of the villagers. The pub is under new management, serving good food, entertainment and camp-site facilities. There is also a very handy local shop and the dog walking is great in any direction.

This very unique property has been made personal and flows beautifully, it is now time for the next chapter to be written in its history...





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.

ALL THE REASONS

Foulsham

IN NORFOLK
IS THE PLACE TO CALL HOME



A typical Norfolk village, quietly positioned on a small lane.

Foulsham, a typical Norfolk village graced with a rich history and quintessential architecture. The name means “Homestead of the birds”. The lovely 14th century ‘Church of The Holy Innocent’ was burnt severely in a fire in 1770 and was rebuilt with its 15th century tower intact.

The village enjoys a thriving local community, and there is an excellent village pub, shop, primary school community centre and park. Foulsham is 10 miles from the popular and well served village of Holt where the main street is lined with colour-washed Georgian buildings, many of architectural importance.

There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham’s School founded in 1555. Foulsham is in the catchment area for the

outstanding Reepham High School, with Reepham also well-known for being a charming market town.

It’s just 18 miles from Norwich with its rail link to Liverpool Street and Norwich Airport, which is the perfect intercontinental gateway through Schiphol Airport.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It’s perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



Norton Cottage

“The decked area in the evening is beautiful, surrounded by trees and greenery.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 6632-1820-2209-0577-0206

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

Leasehold.

AGENT’S NOTES

This property is subject to an ancient lease, from which the freehold can be released. Please contact Sowerbys for more information.

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