



THE STORY OF

Ha Penny Cottage

Trunch, Norfolk

SOWERBYS



S

THE STORY OF

Ha Penny Cottage

Chapel Road, Trunch, Norfolk
N28 0QG

Charming and Full of Character

Excellent Amount of Parking and Attached Garage

Central Village Location

Established and Well-Stocked Garden

Open-Plan Living Space with Wood-Burning Stove

Superb Potential for a Holiday Let,
Second Home or Permanent Home

Convenient for Countryside and the Coast

Well-Presented and Maintained

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“This is our inviting, cosy and practical home.”

When Ha Penny Cottage was built in 2011, the architect went to great lengths to ensure that it seamlessly slotted into its central village location with the use of traditional Norfolk flint to the front elevation. Such is the character of the facade, and how it sits in its plot, that one would easily believe it is far older than it is.

The current owners were looking for

a holiday home and in 2015 had the fortunate luck of staying next door, made some enquiries and before long Ha Penny Cottage was theirs.

Nearby Mundesley is their favourite beach and seaside village so the house was a perfect location for them and with convenience to Cromer and the Norfolk Broads too, it has made for a brilliant place for them to escape to.





“In the winter months we love sitting in front of the wood-buring stove - it’s so cosy.”



It is easy to see why the vendors loved the kerb appeal here. With parking for several cars, together with a garage, this is a real rarity with a village cottage.

Our vendors are keen gardeners and have spent a great deal of time and effort planting an array of shrubs making it a super area for alfresco dining and entertaining. During the winter the vendors favourite spot is sitting in front of the wood-burning stove creating a cosy evening. The ground-floor is open plan giving a great feeling of space.

“Owning Ha Penny Cottage has given us somewhere to relax and escape to.”

Trunch is surrounded by countryside making it perfect for country walks or cycling. There are numerous footpaths and it makes for a great place to enjoy country strolls to local pubs or the coast.

Ha Penny Cottage has given the vendors somewhere to escape to, relax, enjoy fresh air and get away from the hustle and bustle of their normal busy lives.

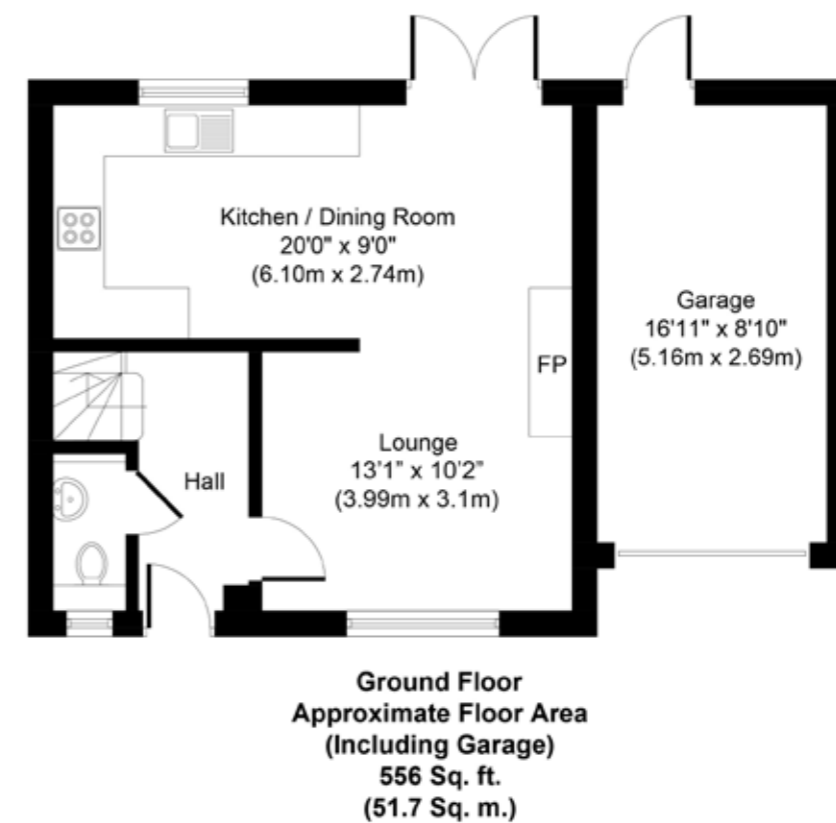
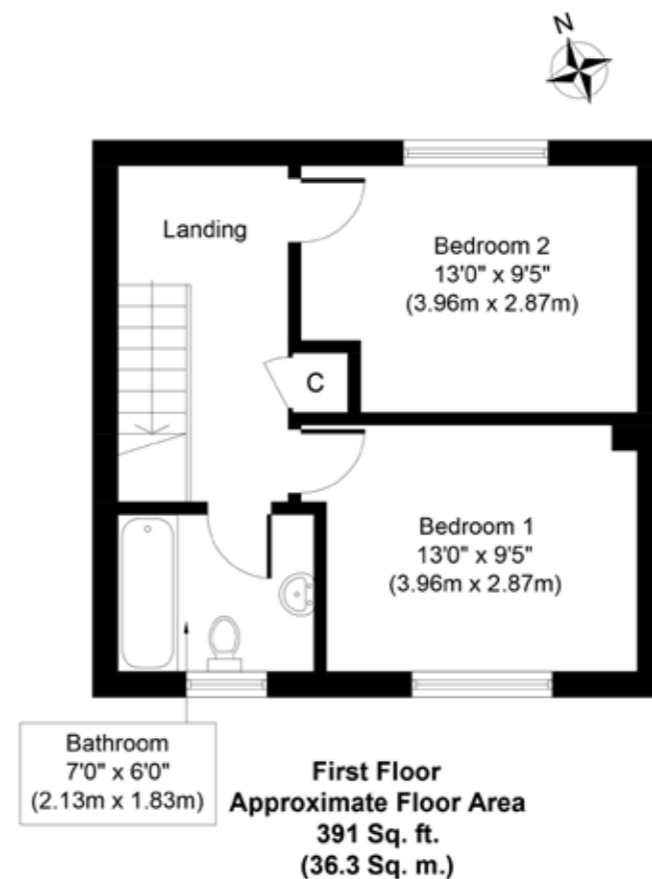




“Ha Penny Cottage is built within the grounds of Warren Farm.”



“We love the peace and the quiet when spending time here.”



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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS



Trunch

IN NORFOLK
IS THE PLACE TO CALL HOME



The small village of Trunch is situated close to the seaside resort of Mundesley and just north of the popular market town of North Walsham. The village has a church and public house.

North Walsham offers many amenities including a range of supermarkets, shops, leisure facilities, primary and secondary schools, sixth form college, doctors surgery and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of services including an international airport and mainline railway link to London Liverpool Street.

This ancient city 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.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.



Picture: Colin Cross



IMAGE COURTESY OF www.picture.norfolk.gov.uk

Note from the Vendor



A pretty seaside resort, Mundesley is situated on the east coast of our county.

“Mundesley is our favourite seaside village and beach. A trip to Trunch will always involve a 40 minute walk, or 10 minute cycle, to Mundesley.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 7237-0722-9200-0937-3202

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.

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL