



THE STORY OF

Spinney Cottage

Muckleton, Norfolk

SOWERBYS

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Spinney Cottage

Stanhoe Road, Muckleton, Norfolk
PE31 8JT



Detached Period Cottage

Wonderful Country Views

Current Planning Consent To Enlarge

Two Reception Rooms

Period Features

Gated Parking

Separate Garage



SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“A calming home, rooted in nature, the seasons and the community.”

With current planning consent to considerably enlarge this cottage, this really is a perfect opportunity for the next custodians to make it their own special home.

Set within an elevated plot, the cottage has a surprising amount of living space on the ground floor, there are two

reception rooms that both have south facing windows, both have wonderful exposed beams and one has a log burner.

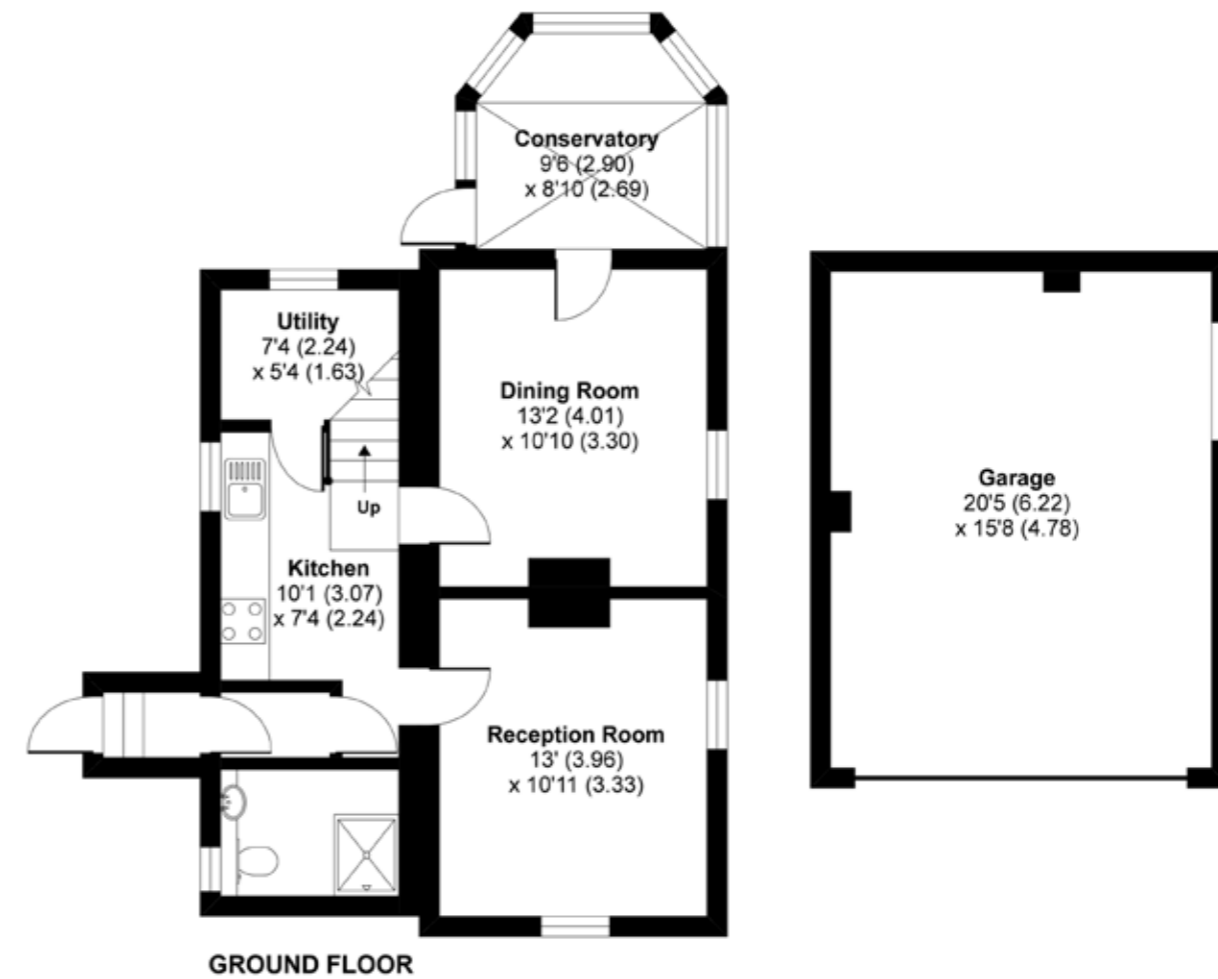
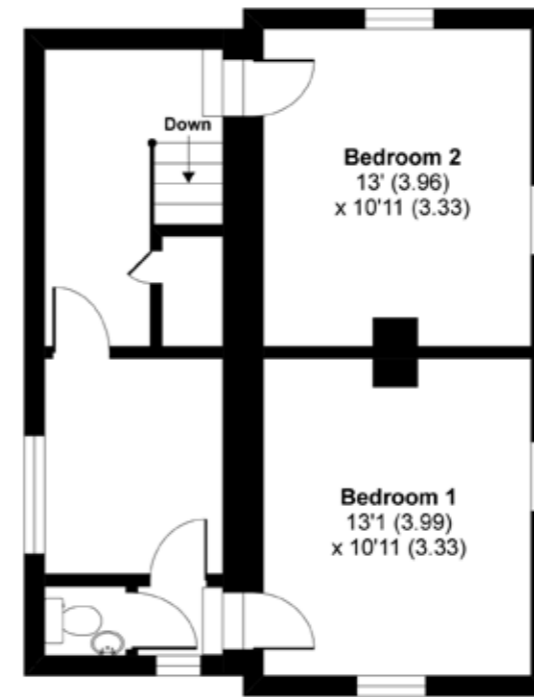
The galley kitchen to the rear has a walk-in larder which also acts as a utility room and there is also a conservatory which gives access out to the garden.



Upstairs there are two large double bedrooms plus a walk-through room which acts as a spare bedroom. There is an upstairs WC, as well as a downstairs shower room.

Outside the garden is completely enclosed and extremely private. There is secure parking for two cars as well as a separate brick garage.

Spinney Cottage is completely surrounded by open farmland and enjoys almost fully panoramic views that give it an idyllic country setting. This property is in need of some updating and could easily remain a 'chocolate box' cottage. However, with the current planning to create a more sizeable home, with three bedroom suites upstairs and more substantial and flexible living space downstairs, this property really represents an opportunity.



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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INDICATIVE VIEW - SOUTH WEST ELEVATION



INDICATIVE VIEW - NORTH WEST ELEVATION



SOWERBYS — a new home is just the beginning



SOWERBYS — a new home is just the beginning



ALL THE REASONS



Muckleton

IN NORFOLK
IS THE PLACE TO CALL HOME



A small hamlet situated about 3km south west of Burnham Market, Muckleton is located a few minutes

from the coast in an Area of Outstanding Natural Beauty.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk's glittering crown.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour

the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pockocks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.



Note from the Vendor



“We've loved the peace, the quiet, the bird song along with the lovely sunrises and sunsets.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 9730-7720-5009-0306-0296

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

Spinney Cottage has current planning consent for an extension. Details including drawings and floorplans can be found here: <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=R725YEIVFYJ00&activeTab=summary>

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.

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