



THE STORY OF

White Rose Cottage

Stanhoe, Norfolk

SOWERBYS

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White Rose Cottage

Docking Road, Stanhoe,
PE31 8QF

Central Village Location

South Facing Garden

Vaulted Kitchen/Dining Room

Two Double Bedrooms

Exposed Beams

Field Views

Gated Off Road Parking

Private Rear Garden

Beautiful Flint Work

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“It is a lovely, peaceful place to come and unwind.”

Set well back from the road, White Rose Cottage forms the western side of a pair of very attractive brick and flint cottages. Believed to have originally been the village pub, it is clear that enormous care was taken with the flint work when it was built, as the attention to detail is still evident and is of a considerably higher standard than many other brick and flint cottages of this period.

The cottage has been extended to the side to provide a welcoming and vaulted entrance lobby, which has enough space for an occasional table and could easily double as an office should you wish. On the ground floor there is an abundance

of living space; to the front is the cosy reception room which, with exposed beams and its revealed brick work, is the ideal room for snuggling down in front of the log burner on a winter's day. However, with its south and west facing windows, it is also light and airy in the summer months.

To the rear of the house is the perfect kitchen, dining and family room. The kitchen has a sociable and practical breakfast bar and opens through to the dining and living space, which is also vaulted and has french doors out to the rear garden.





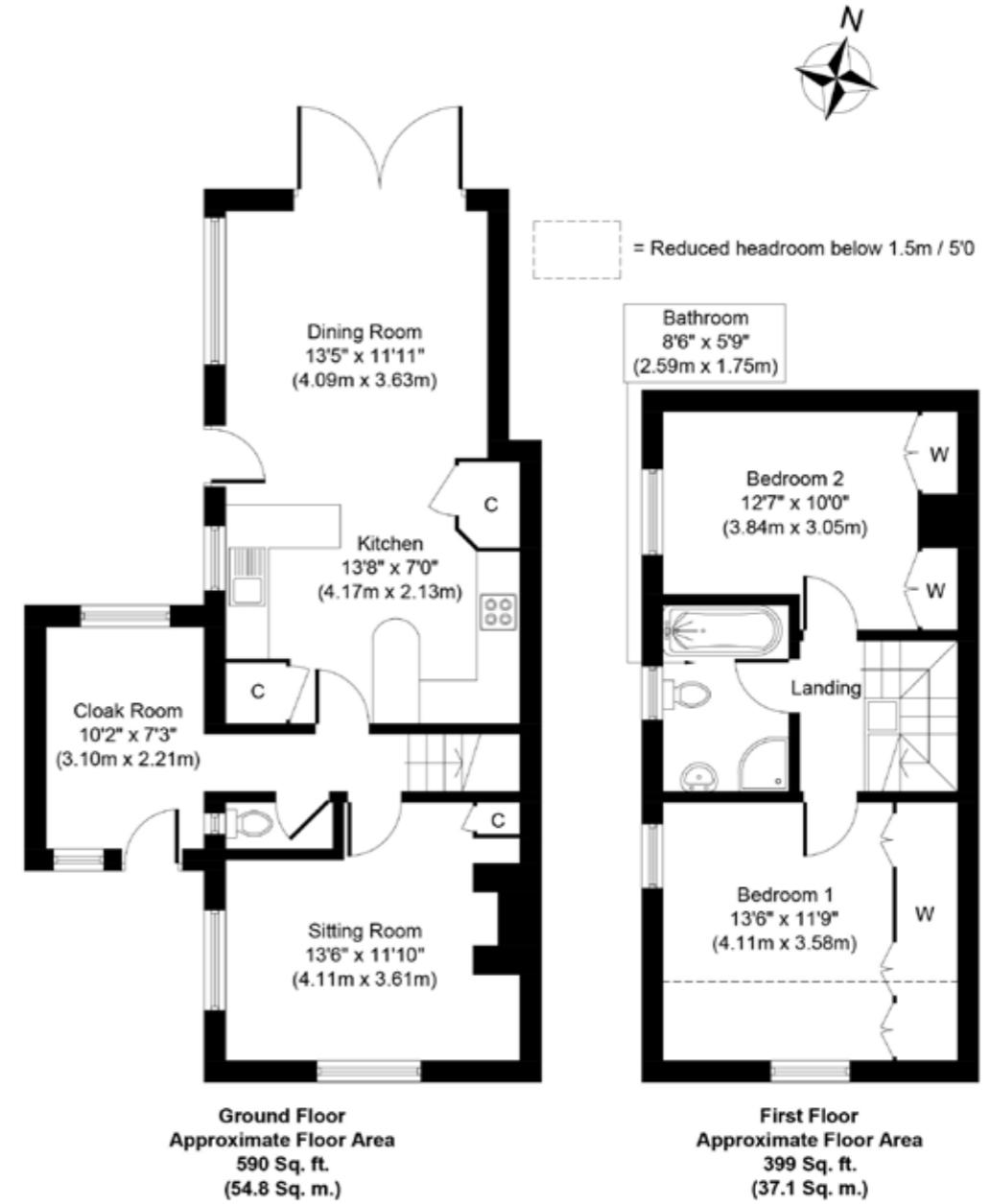
Upstairs there are two generous double bedrooms, which share an equally well-proportioned bathroom with separate shower cubicle and there is also a guest WC on the ground floor with a very clever integrated hand basin above the cistern!

“From the front bedroom you can listen to the birds amongst the morning tranquillity.”

To the front there is gated off road parking as well as a south facing garden, whilst the rear garden is private, with a patio area immediately off the cottage. The remaining garden is laid to lawn and easy to maintain, and there is also a charming little summer house.

White Rose Cottage has been a much-loved home from home for the current owners, it has been their sanctuary, a place that they associated with peace, tranquillity and rest, but they now feel it is time for someone else to enjoy it as much as they have.





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



Stanhoe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced

produce. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgeford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

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, just four miles away from Stanhoe.

Eating out is a joy here 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.



Note from the Vendor



Brancaster Beach

“Brancaster Beach is a great place to visit locally, you can walk along the beach and see the seals. Holkham Hall is also a favourite of ours.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2908-1076-7282-0857-2954

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.

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