



Street Farm Cottage
Baconsthorpe | Norfolk | NR25 6LH

LOVINGLY RESTORED PERIOD COTTAGE



With a setting in the sought-after and popular village of Baconsthorpe approximately four miles from the market town of Holt and surrounded by the most stunning countryside, this end of terrace traditional brick and flint cottage has been lovingly restored throughout by the present owners. Boasting two bedrooms (one with an ensuite), the property exudes old-world charm, while the living space includes a sitting room with a wood burner, and a large reception/dining room with an inglenook fireplace housing a further wood burner and with panelling to one wall. Outside, there is an established garden to the rear of the property with pantiled outbuildings (incorporating a workshop and wood store), and off-street parking on the shingled drive to the side. Perfect as a holiday retreat, permanent residence, or investment.







- Beautifully restored and extended brick and flint semi-detached cottage in this popular north Norfolk village
- Under 6 miles to the coast
- Wonderful period features and materials throughout including exceptional craftsmanship in the extension
- Two reception rooms one with inglenook fireplace, both have multi-fuel stoves
- Modern and immaculate kitchen with attractive built-in dresser
- Two double bedrooms, one with en-suite, one with water closet and separate family bathroom
- Glorious, established well planted garden for year-round colour. Brick built BBQ and good-sized timber and pantile shed
- Parking for up to four cars
- Total Accommodation extends to 744sq.ft
- Energy Rating E

Stunning Family Period Home

“We purchased Street Farm Cottage thirty-two years ago, attracted by the outstanding natural beauty of the area, the proximity to Holt, and the antiquity of the cottage itself,” the present owners said. “It’s close to the beautiful Norfolk coastline, salt marshes, and Holt Country Park, and has off-road parking for several vehicles. The property displays the wonderful charm of yesteryear with inglenook fireplaces and traditional brick and flint construction.

During their time there, the owners have made it a labour of love to improve the cottage. “We extended the property at ground level to the outbuilding once used in Victorian times as a washhouse and utility area. At the same time, all ground floors had a damp proof course installed to building regulations. Also, a Klargester sewage treatment unit was installed, and the property was completely rewired.”

In 2012 the roof was refurbished. “The roof tiles removed, rafters renewed where necessary, 50mm insulation installed, skinned with 500perma fabric, and re-lathed. Original tiles were refitted as far as was possible, but some were renewed. The loft rafters were strengthened, rockwool insulation inserted and composite floor panels and ceiling access trapdoor and steps installed.” There followed work to the upper floor extension in 2014. “This included an ensuite shower and lavatory to the master bedroom, and cloakroom and the lavatory to the guest bedroom. A new hot water cylinder and immersion heater were also fitted during the work.”

“The loft area can be accessed via a loft ladder and has been boarded throughout for extra storage. All windows are low maintenance, double-glazed with floating mullion fire escape windows to both upstairs bedrooms.”



The Garden

“Over the years, the garden has been landscaped and perennial plants introduced to give a show of colour throughout most months. The landscaping included a semi-permeable membrane and stabilising grid to the shingled drive and parking areas which allows for ease of walking for pedestrians and stabilises the ground for vehicular access. A crazy-paving patio was installed at the bottom of the garden to provide a sitting area with brick-built barbecue for family gatherings and entertaining. The outbuildings and woodstore have pantile roofs to blend in, and a small greenhouse has provided salads and tomatoes during the summer.”

Village and Around

Surrounded by wonderful countryside, the village of Baconsthorpe is located approximately four miles east of the Georgian market town of Holt and just over a ten-minute drive from the celebrated North Norfolk Coast. “Street Farm Cottage is situated in an area of outstanding natural beauty offering many local footpaths with enchanting walks through woodland which supports all manner of wildlife from wild deer to red-kites, and buzzards. The local salt marshes are recognised as being exceptional for birdwatching,” the owners said. Baconsthorpe Castle, an English heritage site and the remains of a fifteenth century manor house once owned by the Heydon family, a prominent Norfolk dynasty for several generations, is nearby. “With its moat and lake, the castle lies a short walk away, and Holt Country Park is two miles or so in the opposite direction.”

“Our neighbours are very friendly and supportive, and we will miss them very much,” the current owners said. “Our only reason for leaving is for personal reasons so we can be closer to family in Lincolnshire.”

The city of Norwich is twenty-six miles by car from where there is a direct rail link to London Liverpool Street, and also where Norwich International Airport provides a convenient worldwide gateway via Schiphol Airport.







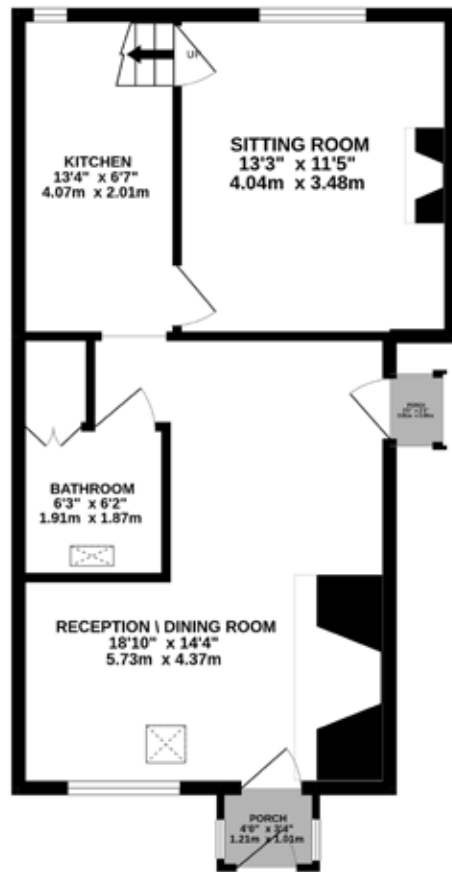




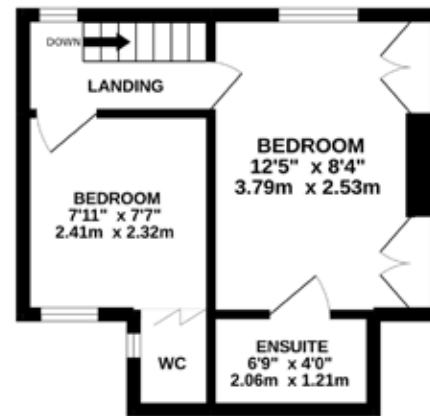




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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On The Doorstep...

The market town of Holt is ideally located for access to the North Norfolk coast with its miles of unspoilt coastline. There is easy access to major trunk roads with access to both High Kelling, Sheringham and Cromer. Holt is in an area of outstanding natural beauty along with all the amenities including supermarkets, restaurants and local shops, the areas nearby are famous for the wonderful coastline, wildlife and scenery. Blakeney, Cley are close by. There are several golf courses, bird reserves and national trust properties nearby. The educational facilities include the private Greshams School for boys and Girls from preparatory through to sixth form and Beeston preparatory school.

How Far Is It To?...

The rapidly expanding Norwich airport to the north of the city offers extensive European flights with most destinations via Schiphol. There is a local railway station at Sheringham with connecting trains to London Liverpool Street from Norwich. The picturesque scenic route of the North Norfolk Railway runs from Sheringham to Holt and there is racing at Fakenham and Newmarket, golf at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Services

Boiler & Radiators Dual Fuel Heating (mineral & wood)
 North Norfolk District Council
 Council Tax Band B £1580.52 pa

Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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THE FINE & COUNTRY
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