



THE STORY OF

# Chapel Cottage

*Stibbard, Norfolk*

SOWERBYS



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# Chapel Cottage

Guist Bottom Road, Stibbard,  
NR21 0AQ

●  
Three Bedroom, Cottage Style Property

Open-Plan Reception Space

Rare Opportunity in an Idyllic Location

Attached Double Garage and Store

Outbuildings and Beautifully Mature Gardens

In Need of Modernisation

●  
**T**ravelling through the heart of the Norfolk landscape, a peaceful country road leads to the secluded 'Chapel Cottage'.

With Spring around the corner, the gardens are coming to life and the snowdrops and aconites are abundant.

Life here has been a labour of love, particularly in the gardens, providing an oasis for our vendors.

There are opportunities a plenty in the house and grounds, whilst the property would benefit from modernisation, it nestles beautifully within the generous size plot.

This is a home with space to grow, there are three bedrooms and the reception space is open-plan alongside the kitchen/breakfast room.

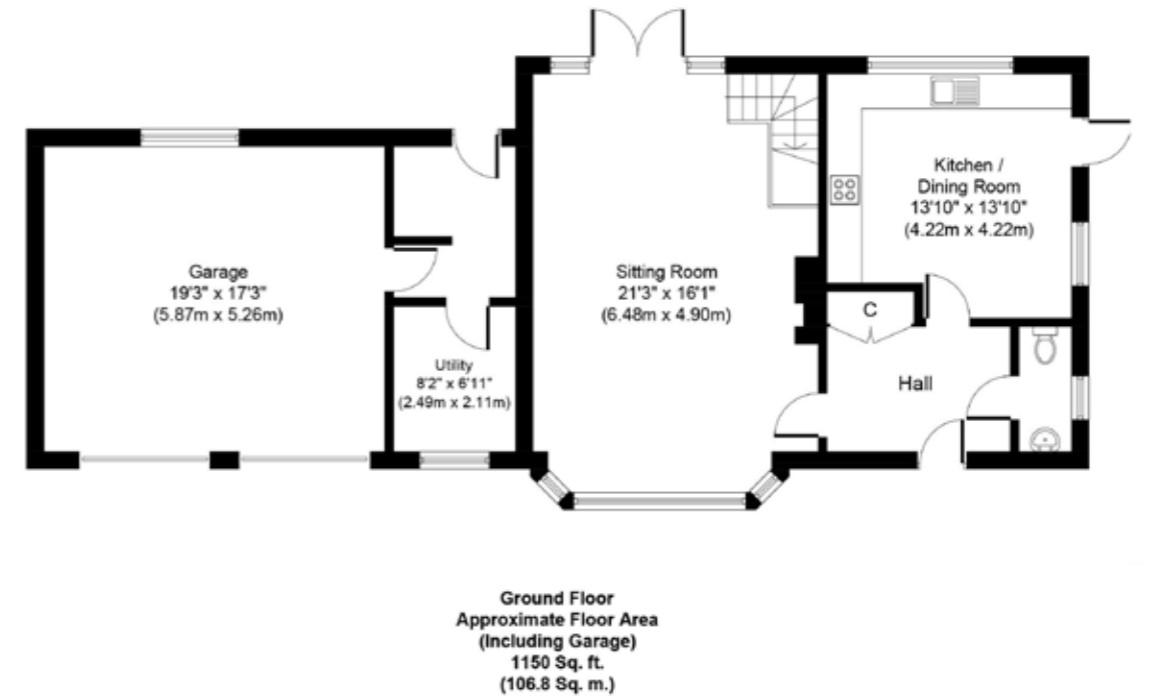
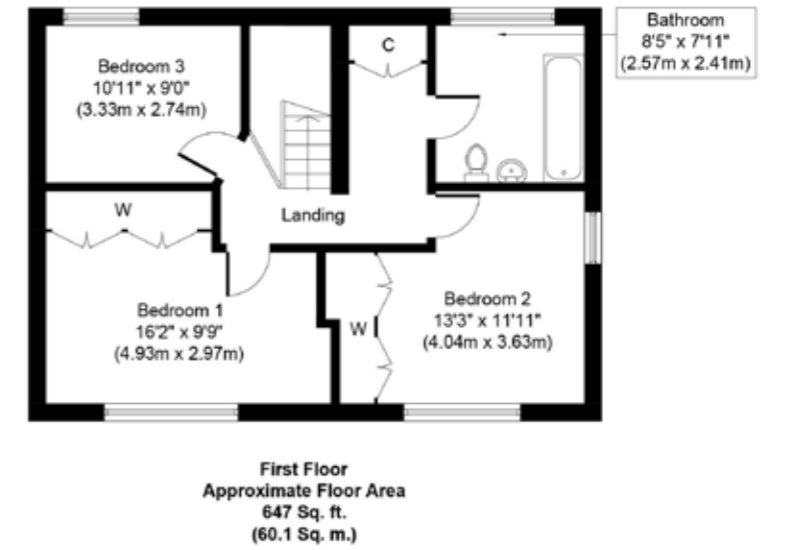
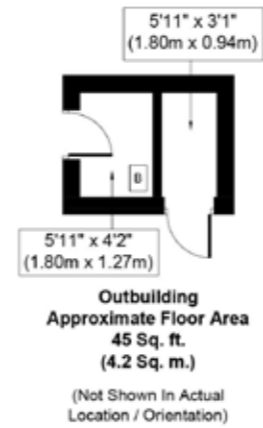
The views over the garden are exceptional, combining the planting of trees, shrubs, vegetables and a multitude of flowering plants.

Inspiration continues within the double attached garage and store. Formally 'The Chapel', the garage was re-roofed with an interesting barrel ceiling. For those buyers with vision and a stamp of creativity, this property could ultimately provide the opportunity for sanctuary.

**SOWERBYS FAKENHAM OFFICE**

01328 801534

fakenham@sowerbys.com



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

# Stibbard

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular rural village, Stibbard is situated on the Norwich side of Fakenham.

The village has a primary school, church and a pub, The Ordnance Arms. Further amenities can be found in the surrounding villages.

Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the north Norfolk coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse.

Also within easy reach of Fakenham are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.

Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



Note from the Vendor



The gardens at Chapel Cottage

“We’ve been here for 53 years, much has changed and the wonderful community has grown, but it’s still quiet and peaceful.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via oil central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 7303-3023-9209-0007-6200

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.

LOCATION

What3words: ///irritated.performed.interest

AGENT'S NOTE

Drain for the neighbouring property is piped by the side of Chapel Cottage's driveway.

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



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