



THE STORY OF

The Nook

Knapton, Norfolk

SOWERBYS

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The Nook

The Street, Knapton, Norfolk
NR28 0AD

Quintessential Period Cottage

Two Double Bedrooms

Immaculately Presented Throughout

Peaceful Village Location

Close to Coast

Front and Rear Gardens

Off-Road Parking

Highly Successful Holiday Let

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“With its vaulted ceilings, double doors to the garden and generous space for a period cottage, the kitchen is excellent.”

Set back from a quiet lane in the picturesque village of Knapton, this quintessential two-bedroom cottage offers a wealth of period features alongside immaculately presented and recently refurbished interiors.

With off-road parking, two private gardens, and receptions flooded with natural light - this makes for a unique cottage offering more than meets the eye.



The welcoming sitting room to the front features exposed timbers and a charming brick fireplace, housing a wood burning stove, and the room is bathed in natural light from the large south facing window.

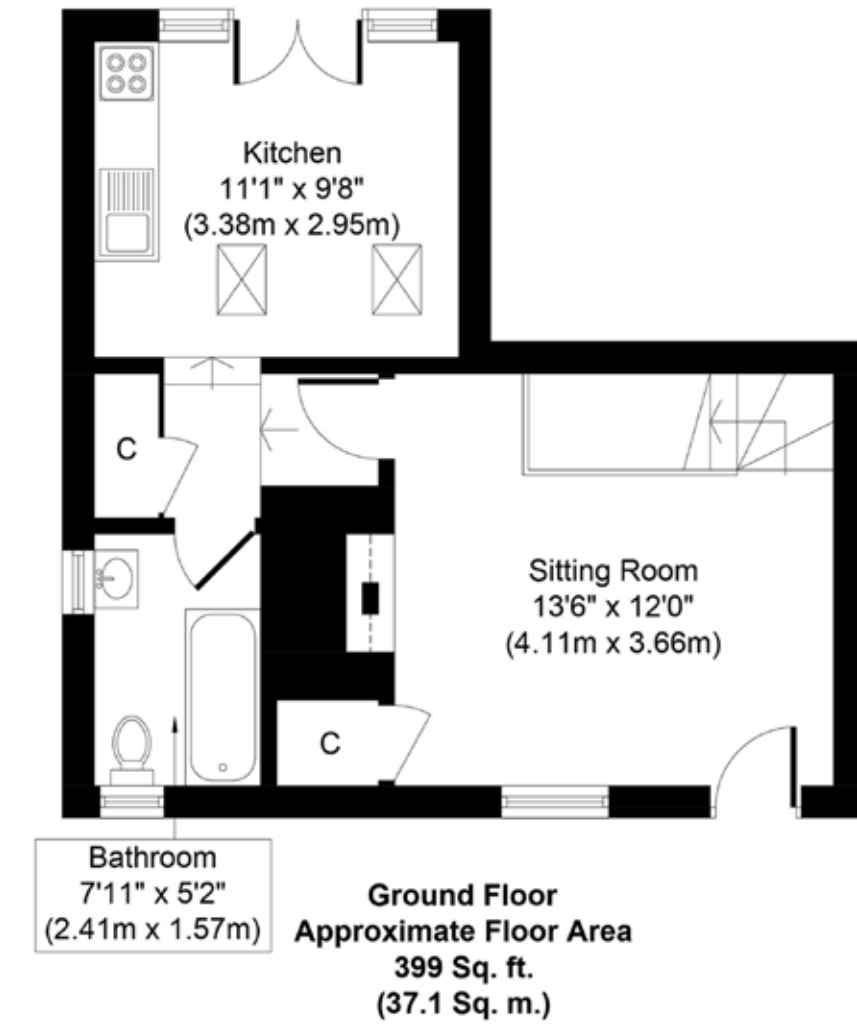
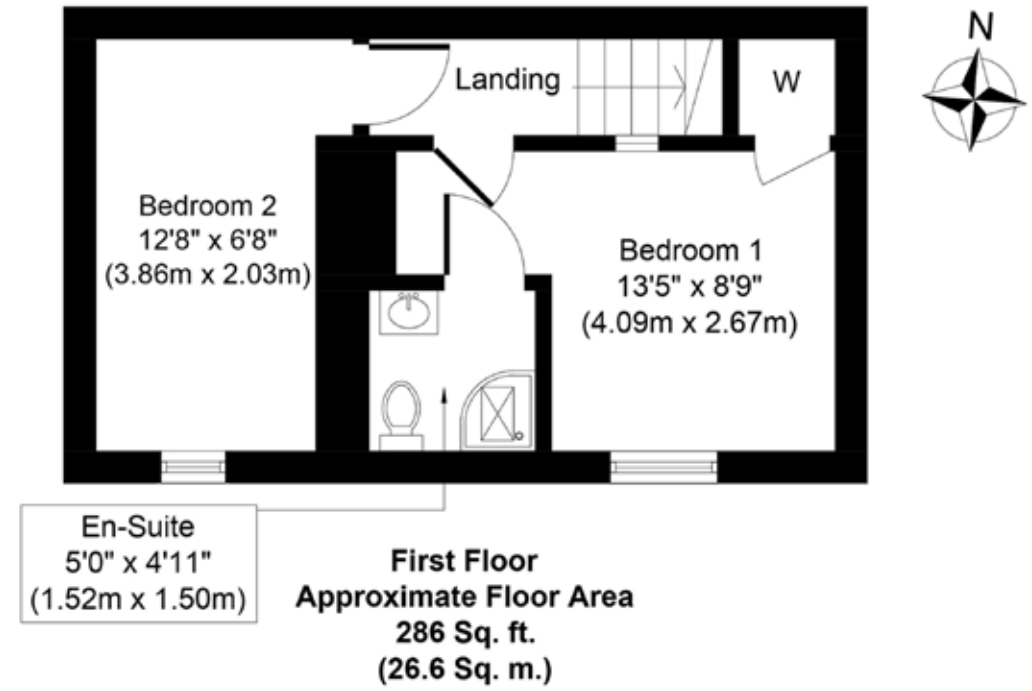
To the rear of the home, the impressive kitchen/dining room boasts surprising volume with a vaulted ceiling adding a dose of drama in this well-appointed space featuring a bespoke kitchen with solid Beech worktops. You can find ample space for a four-seater table by the double doors making this a wonderfully sociable and private room to enjoy the sights and sounds of the rear garden. A luxurious, yet characterful, bathroom completes the ground floor.



Upstairs, the generous principal bedroom features yet more vaulted ceilings and splendid exposed beams. The ample space for a king size bed is complemented by a well-appointed ensuite shower room. The second bedroom currently serves as a quaint double and also benefits from the light and volume of the vaulted ceilings.

Outside, the cottage enjoys a generous plot with gardens to the front and rear, as well as further off-road parking. The front, south-facing garden features a sprawling manicured lawn flanked by a garden path to one side leading to the front door and an attractive flint wall to the other. To the rear, a private courtyard garden provides various seating/dining terraces to make the very best of the sunshine all day - whilst a timber outbuilding at the bottom of the garden provides useful practicality.





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



Knapton

IN NORFOLK
IS THE PLACE TO CALL HOME



When you're so close to the coastline, here in Knapton you can enjoy the best of both worlds.

Nearby, the small market town of North Walsham offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

Whilst itself is a small, quiet rural village, its location is perfect to enjoy to also enjoy glorious Norfolk beaches a couple of miles away at Mundesley - with Sidestrand and Cromer a little further up the coast.

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

Knapton offers a quintessential Norfolk lifestyle. Situated in a designated Area of Outstanding Beauty, its surrounded by open fields, woodland and walking spots which are ideal on a sunny weekend morning.

If instead you wish for an escape from the city, The Broads and Wroxham also close by - a great location for exploring and enjoying the many attractions of the county.



Note from Sowerbys



“For our clients, a successful and low maintenance holiday let has provided valuable income - but also a priceless escape from everyday stresses.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed, previously registered as holiday let.

ENERGY EFFICIENCY RATING

D. Ref:- 0777-3023-3202-0307-8200

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: ///bucks.obtain.trophy

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