



THE STORY OF

Mouse Cottage

Thornage, Norfolk

SOWERBYS

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Mouse Cottage

3 Providence Place, The Common, Thornage, Norfolk
NR25 7QJ

Overlooking Village Common and Open Countryside

Delightful Period Cottage

Two Double Bedrooms

Useful Outbuilding

Sitting Room with Wood-Burner

Rear Garden with Views Towards the Glaven Valley

Open-Plan to Kitchen/Dining Room

Prime Village Setting

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“This delightful cottage retains a wealth of charm and character.”

A classic, period façade, characterful accommodation and a picturesque outlook over a village common come together to create the perfect north Norfolk bolthole.

‘Mouse Cottage’ is a charming, late Victorian two bedroom cottage enjoying an enviable position overlooking a village common to the front and glorious open countryside to the rear. This delightful period home is presented in good order throughout and retains a wealth of charm and character.

Set over two floors, the accommodation is perfectly set for four people to enjoy or very spacious just for two. A front porch provides the ideal cloaks and boots area. A charming living area features a double glazed sash window with glorious vistas over the village common. Open-plan to the living room is a spacious kitchen/diner that features a range of oak fronted ‘Shaker’ style units and ample space for a four-seater dining table. Off the kitchen is a larder/utility room housing the boiler, shelving and spaces for washer/dryer and fridge/freezer.



The first floor features a generously proportioned principal bedroom with small walk-in wardrobe and delightful views. A second double bedroom resides at the rear of the cottage and is adjacent to a well-appointed bathroom.







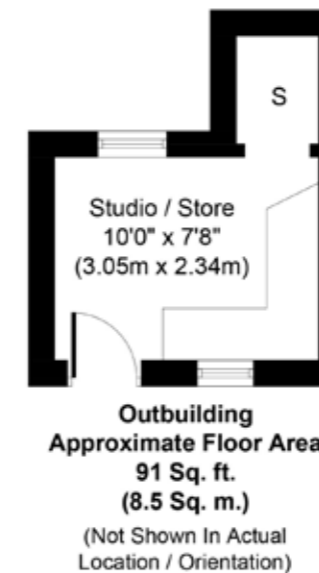
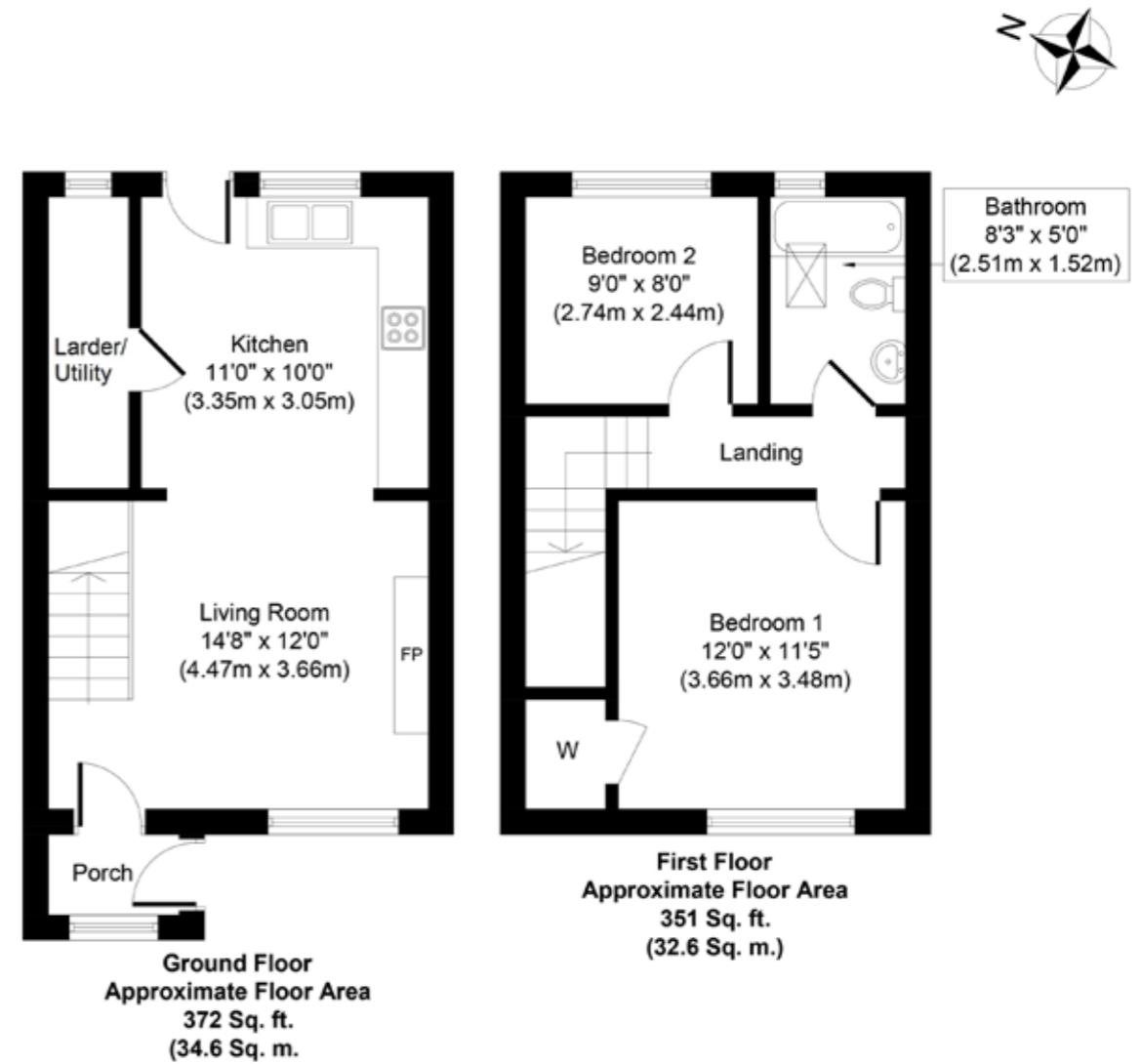
To the rear of the cottage is a paved courtyard that gives access to a versatile, brick-built studio/store with power and lighting.

Beyond the outbuilding, the garden opens to a further paved sun terrace with lawns stretching to a small beck, a tributary of the Glaven, at the end of the garden. To one side are two sheds and beyond this a further raised gravel seating area with glorious open views across the countryside beyond. The rear garden is enclosed by panel fencing to both sides.

“The sun terrace is a lovely spot to sit and watch the wildlife in the fields.”

There is a right of way through the rear garden of No. 4 Providence Place via a gate to gain access to the rear garden of the property.

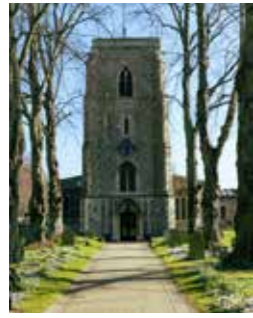
‘Mouse Cottage’ offers the ideal opportunity to own a characterful cottage set in a prime north Norfolk village. It is ideally located to enjoy the wonders of Norfolk and our heritage coastline. The Georgian market town of Holt is just a short drive away.



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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ALL THE REASONS



Thornage

IN NORTH NORFOLK
IS THE PLACE TO CALL HOME



A quiet hamlet on a by-road in the Glaven Valley, Thornage is located approximately 2.5 miles from the Georgian town of

Holt and the stunning north Norfolk Coast is just 6.5 miles away.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative, which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee

or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city.



Note from Sowerbys



Weybourne Beach

“Coastal walks are the perfect morning pick me up.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating (oil boiler fitted less than 3 years ago).

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2031-1220-2807-3315

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: ///wooden.cupboards.recliner

AGENT'S NOTE

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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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