



THE STORY OF

26 Hungry Hill

Northrepps, Norfolk

SOWERBYS

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26 Hungry Hill

Northrepps, Norfolk
NR27 0LN

Period Property with an Abundance of Character

Grade II Listed

Quiet Location and Countryside Views

Lots of Parking

South Facing Garden

Four Bedrooms

Chattels Available via Separate Negotiation

En-Suite Bathroom

Immaculate Condition

No Upwards Chain

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“We certainly venture out on more walks and living here encouraged us to see more of the nooks and crannies of beauty which North Norfolk hides.”

Welcome to the statement property of country living. With rich tones of character, class and serenity, 26 Hungry Hill will undoubtedly be at the top of anyone's wish-list who is searching for the essence of Norfolk captured in pre-18th century walls.

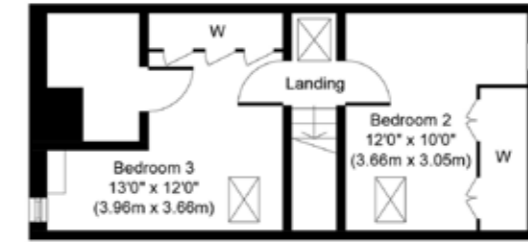
You will be able to feel the spirit of this home in every room of the building, from panelled walls and old floorboards to roaring wood burners and a roll-top bath - capitalising on the captivating field views.



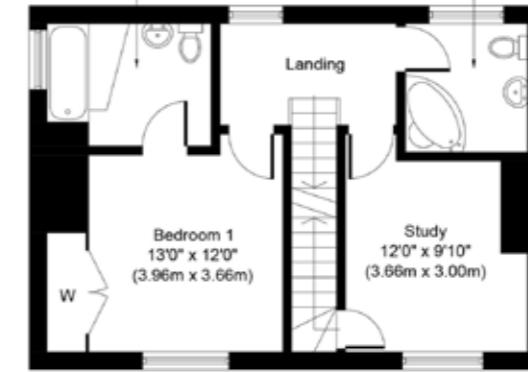
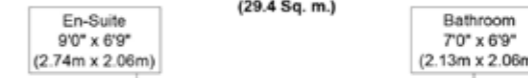
In this home, have four great bedrooms, an en-suite bathroom and three reception rooms which orientate around the lawned south-facing garden. Additionally, there is a courtyard garden to the northern aspect and parking for a handful of cars - where currently some of the parking space has been set aside for a horse-box or two.

This truly is a phenomenal property. Our client has dressed it perfectly and has emphasised the natural character which the home boasts. The majority of the chattels may be available via separate negotiation, so in addition to everything else - this could truly be a turn-key property.





Second Floor
Approximate Floor Area
316 Sq. ft.
(29.4 Sq. m.)



First Floor
Approximate Floor Area
477 Sq. ft.
(44.3 Sq. m.)



Ground Floor
Approximate Floor Area
905 Sq. ft.
(84.1 Sq. m.)

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



Northrepps

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Northrepps boasts a strong community with an excellent pub, The Foundry Arms, at its centre.

Cromer and Sheringham.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

Glorious open countryside is literally at the doorstep of the barn together with miles and miles of peaceful walking options.

The pretty and traditional coastal villages of Overstrand and Sidestrand are approximately 1-2 miles away and provide the perfect gateway to North Norfolk's glorious heritage coastline.

The village of Overstrand stands on the north Norfolk coast, which is designated as an area of outstanding natural beauty. There is a strong and long standing community feel within the village with a wide variety of social events, clubs and activities. The village, which is part of what is sometimes called Poppyland, offers a sandy beach, shop, post office, an excellent 'Gastro' public house and hotel.

From here, you can take a bus service or your own short drive to the larger coastal towns of

The city of Norwich is just over 20 miles away from Northrepps, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. Norwich offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



"Our peaceful home."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired boiler.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///thousands.hook.hems

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.

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