



THE STORY OF

The Cottage

Lower Bodham, Norfolk

SOWERBYS

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The Cottage

Rectory Road, Lower Bodham,
NR25 6PR

Four Bedroom Period Property

Kitchen/Breakfast Room

Study/Snug

Ground Floor Shower Room and First Floor Bathroom

Plenty of Parking

Annexe Potential

Countryside Views

Exciting Gardens

Close to Holt and Sheringham

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“A beautiful period property, set amongst the countryside.”

Setting the scene for this countryside hotspot, we have rolling field views, a garden large enough to grow your own, and a nestled away location less than five miles away from either the gorgeous Georgian market town of Holt, or the vibrant seaside town of Sheringham.

Showcasing the epitome of countryside living, The Cottage's layout is versatile

and has ample room for even the busiest of families.

Having been extended over the years, and with four bedrooms, there is plenty of space for the family to enjoy their privacy or for guests to come and stay.



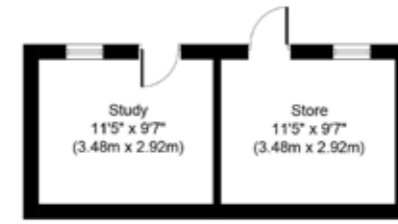
The kitchen/breakfast room is well-equipped and enjoys a great view of the your garden, with access to outside via the utility room.

From the sitting room you are able to completely soak up the tremendous views across the fields, with the log-burner crackling and sun setting past your southerly view, making you feel truly settled into the heart of Norfolk.

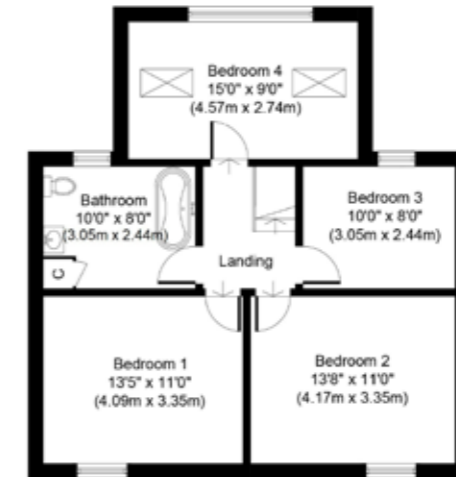


“It’s tranquil, beautiful and cosy.”





Outbuilding
Approximate Floor Area
223 Sq. ft.
(20.7 Sq. m.)
(Not Shown in Actual
Location / Orientation)



First Floor
Approximate Floor Area
672 Sq. ft.
(62.4 Sq. m.)



Ground Floor
Approximate Floor Area
882 Sq. ft.
(81.9 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.

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Truly a great example of a rural lifestyle, The Cottage has an impressive garden with a large brick and flint outbuilding, which would be perfect for a conversion into an annexe, extension of the main property, subject to any necessary consents, or maybe even an outside office or gym.

“The peace and quiet is wonderful...”



“The garden is truly perfect for any keen gardener, or someone that wants to spend most of their time outside.”

ALL THE REASONS



Lower Bodham

IN NORFOLK
IS THE PLACE TO CALL HOME



Excellent positioned, Lower Bodham is a hamlet just south of the north Norfolk village of Bodham with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that

the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from Sowerbys



Holt

“The popular town of Holt is less than 5 miles away with many lovely shops and eateries to enjoy.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Private drainage via septic tank.
Heating via solid fuel boiler.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0300-2917-6220-2997-8381

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: ///shop.stags.parsnip

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