



THE STORY OF

Chestnuts

Southrepps, Norfolk

SOWERBYS

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Chestnuts

Long Lane, Southrepps,
NR11 8NL

Georgian Home

Steeped in Captivating History

Four Bedrooms, Bathroom and a Separate Shower Room

Lovingly Maintained

Manageable Garden Space

Potential for Development of Outbuildings

Plenty of Parking

Georgian Features

Charming Village Location

Fantastic Pub and Shop within a 10 Minute Walk

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“We’ve loved having the privilege of bringing an old house back to life.”

Opening the book on a property steeped in as much history as we have here, is hard to put into words.

We believe that the original parts of Chestnuts date back to around 1780, with the oldest ceilings being made of reed and plaster. The incredibly rare ‘vertical shutters’, which complement the Georgian windows, are also believed to date back to here.

A later extension was added in the Victorian era, the foundations of which were built over a buried pavement floor, which was discovered when the current owners refurbished the now-kitchen.

A wonderful quirk of the property is that ‘100 year bricks’ have been used for the paving and garden edging.



Whilst boasting incredible potential for development of the outbuildings, Chestnuts still offers ample living space for any family dynamic.

With four great bedrooms, a bathroom and a separate shower room upstairs, the reception and entertaining space on the ground floor welcomes anything from peaceful lunch meets with friends or the busier family gatherings. You will find that the garden will entice you. Starting from the dining room, head through the conservatory, and find yourself enjoying the all wonderful flora in the south-eastern aspect.





Ample parking and a carport to the front provides plenty of space for visiting guests. Take a stroll down to the popular gastropub, Vernon Arms, which is only a six minute walk away and you will find the village shop almost exactly half way.

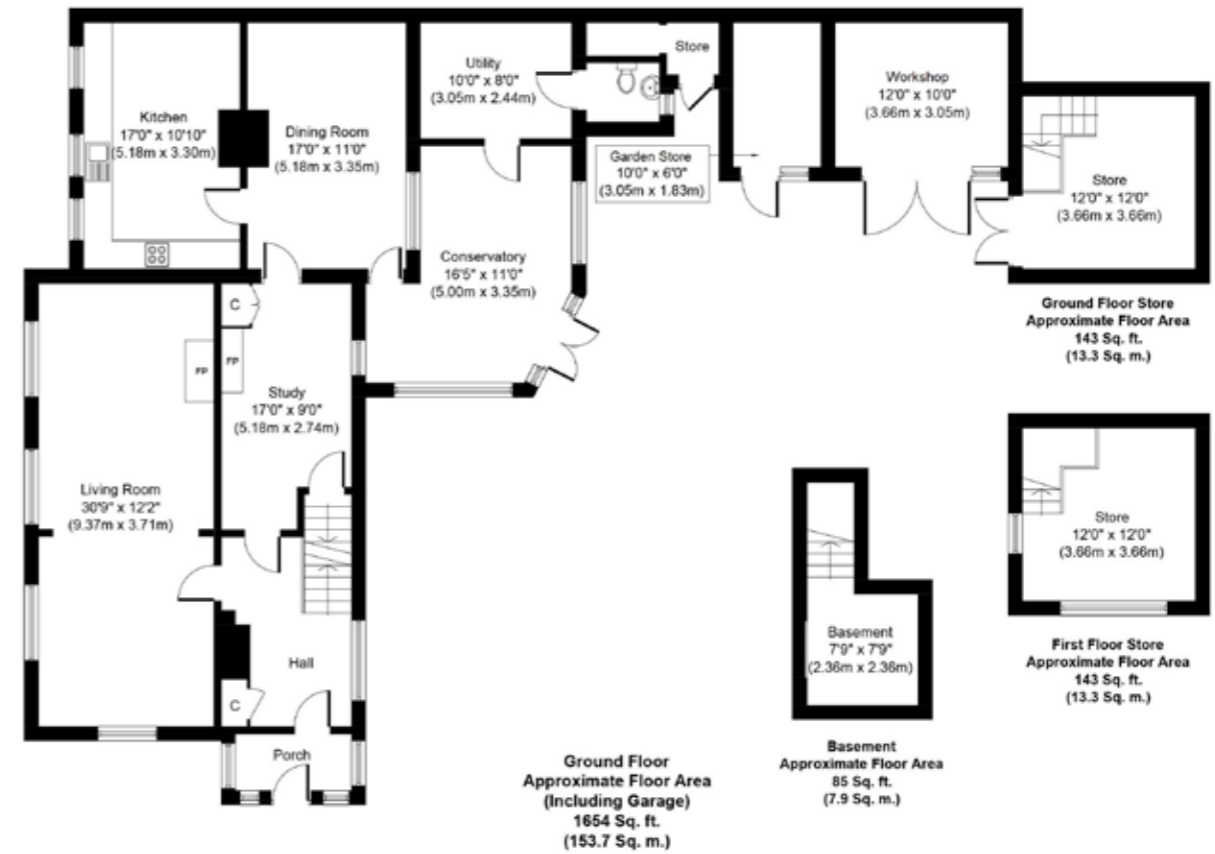
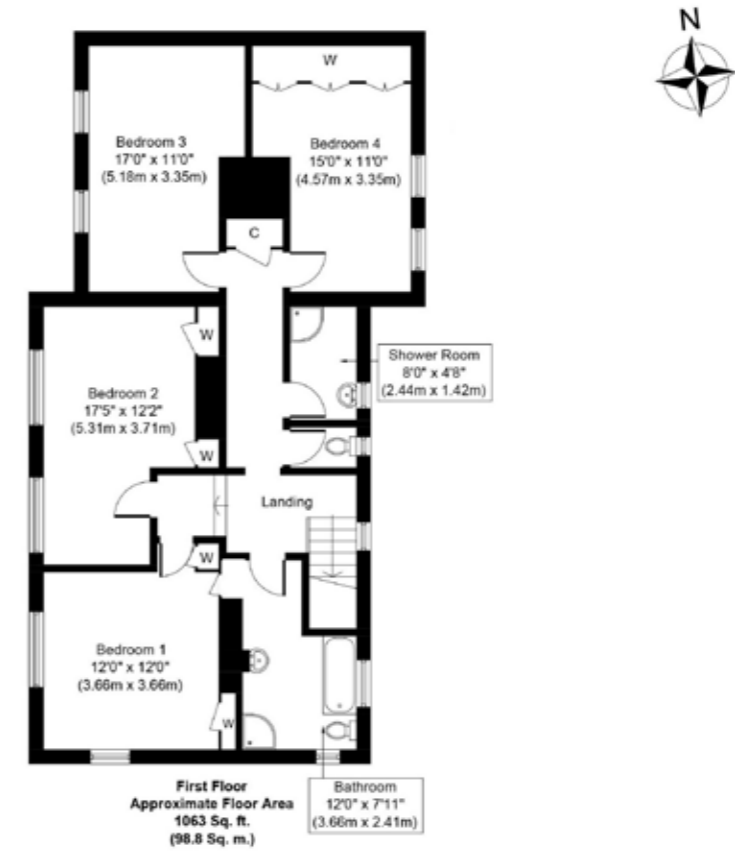
Chestnuts is truly a remarkable home. It showcases the finest attributes most property enthusiasts long for, be it the intriguing history, the characterful features which have been lovingly maintained, or the handsome kerb appeal allowing the home to stand proud in the village.

Chestnuts has a little something for everyone, but we believe that once seen in person, it will undoubtedly have everything for someone.





“We have much enjoyed living in a quiet corner...”



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

Southrepps

IN NORFOLK
IS THE PLACE TO CALL HOME



Southrepps is a sought-after village where there is a strong community feel, glorious open countryside but also

excellent access to both the coastline and the city of Norwich.

Southrepps is home to a railway station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, a local family run grocery store and the all-important post office. The village hall holds regular quiz nights, shows and events. The village hall has a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbor a thriving community, so why not call it home?

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimmingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, 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



The outbuildings at Chesnuts.

“The outbuildings were used by the Norfolk Regiment whilst recruiting locally during WWI.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. LPG Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 2098-3024-6202-7007-2200

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

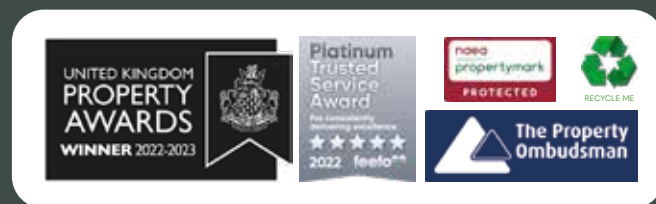
Freehold.

LOCATION

What3words: ///swims.daisy.crystal

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SOWERBYS



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