



THE STORY OF

# Mollie's Cottage

*Choseley, Norfolk*

SOWERBYS

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# Mollie's Cottage

Thornham Road, Chosley, Norfolk  
PE31 8PQ

Period Cottage

Substantial Kitchen Dining Room

Wonderful Open Countryside Views

Two Double Bedrooms

Private Garden

Off-Street Parking

Victorian Bathing Hut

Log Burning Stove

Peaceful Hamlet Location

2.5 miles from Thornham

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“Looking outside you can watch the garden birds, sometimes a partridge even approaches the back door.”

Set within a pretty little hamlet and with wonderful countryside views, Mollie's Cottage is an absolutely delightful two bedroom home.

Whilst the cottage does have a 'traditional' front door, it is naturally approached from the parking area in the garden to the rear.

Enter through the boot room at the side

and you find an extremely generous kitchen dining room with plenty of space for a table to seat six - as well as french doors back out to the garden.

Heading to the front of the home and be taken in by the cosy living room. Its log burning stove provides a lovely centre piece to the room and a place to feel snug in the colder months.



“An idyllic home.  
It’s cosy and calm.”



Upstairs there are two good double bedrooms.

The one at the front has views over the barn conversions opposite while the one to the rear enjoys far-reaching country views westwards. When you wake up in the morning and look outside, you can really feel at home in the pleasures of the Norfolk countryside.



“The cottage and area gave me a peaceful way of life.”

There is also a family bathroom which is complemented by the downstairs shower room, just beside the boot room.

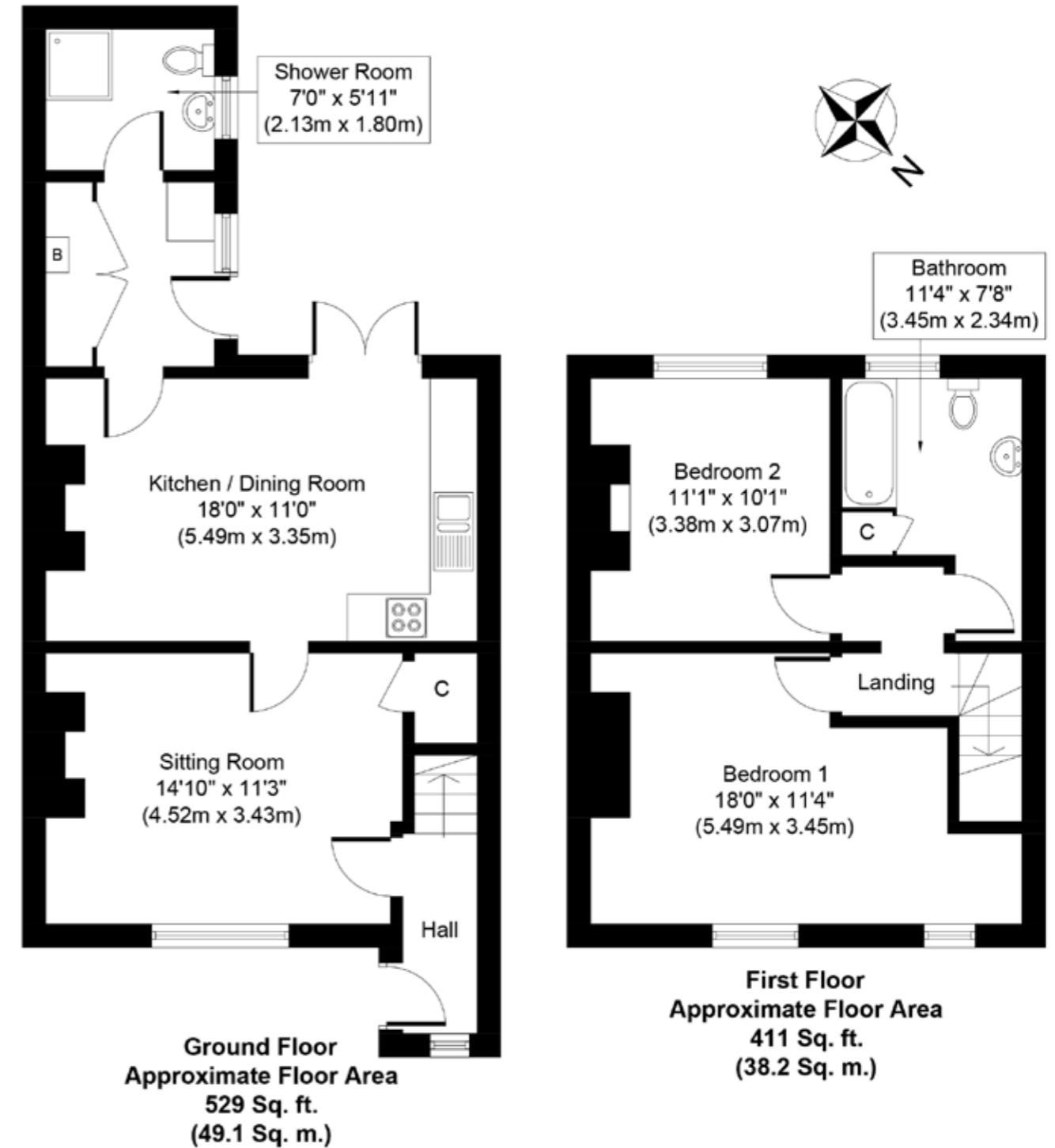


“Norfolk is Norfolk. It’s calm, laid back and just a delightful place to live.”

There is a small garden to the front but the rear the garden fans out from the patio area, immediately off the french doors, into a wonderfully private lawned garden with mature borders and more of those distant countryside views.

Taking centre stage in the garden is a Victorian bathing hut, currently used for storage but would also make an idyllic home office or even additional accommodation, should one wish.

Mollie's Cottage has been a much-loved home for the current owner who has enjoyed the peacefulness and privacy which this quiet little hamlet affords. They will very much miss the stunning views - as well as the proximity to Thornham Deli.



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

# Choseley

IN NORFOLK  
IS THE PLACE TO CALL HOME



If you're looking for an idyllic Norfolk spot which is the perfect serene spot, Choseley might be just for you.

fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat, The Chequers Inn or The Orange Tree pubs – all located within this small but prominent village. While some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it, and its surrounding villages, a place to call home.

This tiny hamlet is situated between the villages of Docking and Titchwell, along with only being 2.5 miles from the increasingly popular Thornham.

Thornham has plenty of brick and flint cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional



Note from the Vendor



Sandy views at Holme-next-the-Sea.

“I've loved being able to explore the beaches at Brancaster or Holme, with endless sandy views.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2134-6220-2327-1485

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: ///shower.expressed.drooling

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# SOWERBYS



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