



THE STORY OF

4 Sustead Lane Cottages

Sustead, Norfolk

SOWERBYS



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4 Sustead Lane Cottages

Sustead Lane, Sustead,
NR11 8RR

Beautifully Renovated, Two Bedroom Cottage

Character and Charm

Rolling Countryside Views

Wonderful Home or Ideal Bolthole

Close to Sheringham and Cromer

Off the beaten track in the heart of the north Norfolk landscape, an incredibly peaceful country lane intertwines field and forest to reveal a gorgeous little terrace cottage, which dates back to over 200 years ago.

4 Sustead Lane Cottages is nestled within the village of Sustead, which featured in the Domesday Book of 1086, and is brilliantly located amongst north Norfolk's most popular towns - being equidistant between Cromer and Sheringham, and only a 20 minute walk to Felbrigg Park.

The property itself offers incredible charm and character whilst presenting no headaches for refurbishment, as the current owners have renovated the cottage during the handful of years they have been there.

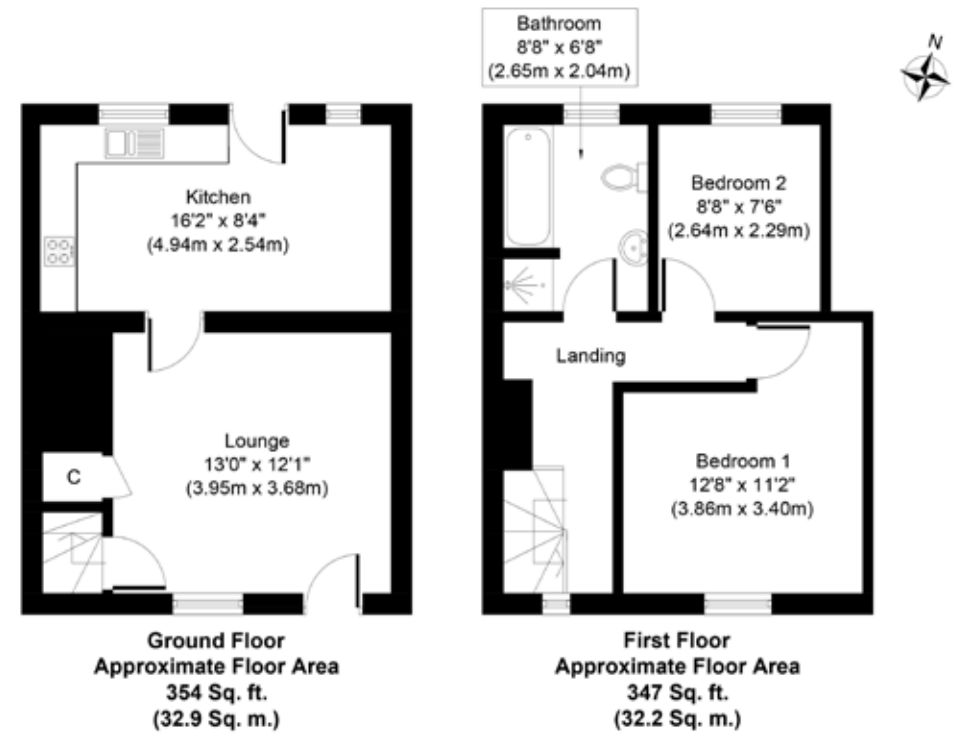
With off road parking, two bedrooms and a garden that boasts phenomenal views across the countryside, this beautiful cottage is plenty for any homeowner or bolthole seeker alike.

4 Sustead Lane Cottages is truly the embodiment of a Norfolk country cottage.

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“In the summer, I love sitting in the garden with a good book, listening to the sound of birdsong.”



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



Sustead

IN NORFOLK
IS THE PLACE TO CALL HOME



Steeped in history and featuring an eclectic mix of period cottages, barns and farmhouses, Sustead is a small village in north Norfolk, close to the coastal towns of Sheringham and Cromer, and 18 miles north of Norwich, with its rail connection to London and the rest of the country.

Sustead church, St Peter and St Paul is a pretty building that stands to the west of the village with a lovely round tower. The famous architect and landscape designer, Humphry Repton (1752-1818), lived much of his life in Sustead, and with one of his most notable projects being Sheringham Hall and Park.

Countryside walks are in abundance locally, whilst Felbrigg Hall and Estate, a National Trust treasure, is just two miles away.

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, which is just five miles away, has perennial appeal to many.

Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from the Vendor



“If I were to describe my home in three words, they would be characterful, peaceful, and homely.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via shared septic tank. Heating via LPG central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 0320-2165-5220-2327-1431

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: ///position.lilac.large

AGENT'S NOTE

The septic tank is shared with the neighbour.

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SOWERBYS



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