



THE STORY OF

Nightingales

Stanhoe, Norfolk

SOWERBYS

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Nightingales

Docking Road, Stanhoe, Norfolk
PE31 8QF

Detached 1930s House

Three Reception Rooms

Separate Self-Contained Annexe

Four Bedrooms

Kitchen/Breakfast Room

Garage and Off Road Parking

South Facing Reception Room

Quarter of an Acre Plot (STMS)

Exposed Floorboards

North Norfolk Village

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“Home, sweet home...”

Set well back from the road on the western side of this popular north Norfolk village, Nightingales is an exceptionally well-balanced 1930s house, with flexible living and entertaining space, as well as the added advantage of having a completely separate, and very generous, one bedroom annexe.

On the ground floor of the main house an abundance of living space provides versatility. The reception room is delightfully snug with the log burner lit, but is also flooded with natural light from the rounded and south facing bay window.

The sun room, with its vaulted ceiling and french doors out to the patio, is ideal for summer entertaining. The kitchen/breakfast room is an incredibly comforting room and, being adjacent to the dining room, there is the obvious potential to open up these two rooms to create a larger, more open-plan space.

Upstairs there are three bedrooms, two of which are substantial double bedrooms, and the third, a large single room, currently used as a studio. All three bedrooms share the attractive family bathroom on this floor.





Outside and to the rear there is the more recent addition of the annexe. The original garage remains and is currently used as a workshop, but this building has been extended to the rear to provide a totally separate, and somewhat generous, one bedroom, self-contained annexe. With its vaulted roof it gives a very convincing impression of being a barn conversion, however its space and light have been very much appreciated by one of the current owners for giving her the perfect environment in which to paint. The peacefulness of this setting, with just the gentle crackle of burning logs in the winter and bird song filtering through the open stable door in the summer, it has provided her with the most idyllic, creative, and inspiring of venues.

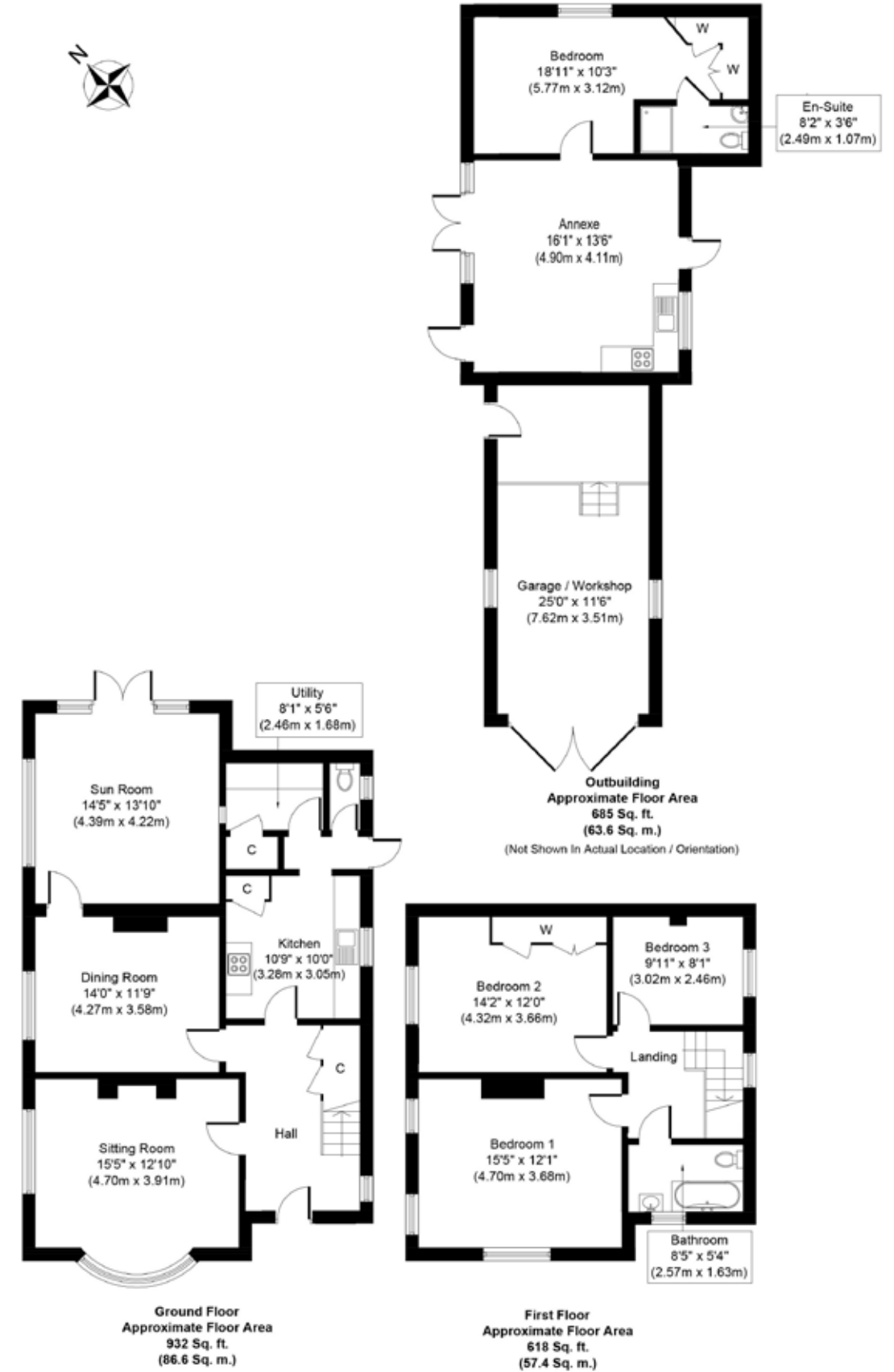


“We love the peace and quiet here, and the studio room is perfect.”



The house and annexe sit in approximately a quarter of an acre of gardens (STMS) and in addition to the garage, there is plenty of off street parking.

Nightingales is a family home with a wonderfully welcoming feel to it and, if you look carefully at its features, you can see that this is a house that is fast approaching its centenary. It has been a main home for its current owners, as is evident throughout in its presentation and the care with which it has been treated, but they are now wishing to move closer to their grandchildren and so it is time for a new family to make it their home.



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



Stanhoe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced produce. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, just four miles away from Stanhoe.

Eating out is a joy here with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills.

For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.



Note from Sowerbys



Holkham Hall and estate

“Holkham is wonderful to explore, it's only a few miles away.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Main house: Band D

Annexe: Band A (not currently paid)

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2562-1270-2307-2401

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

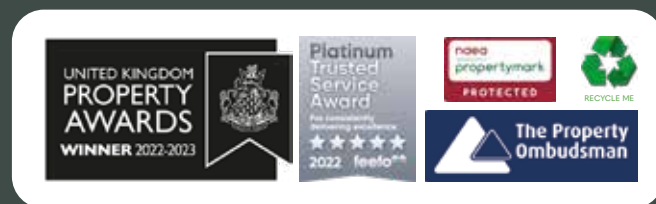
Freehold.

LOCATION

What3words: ///sweated.indulgent.gender

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