

An aerial photograph of a red brick cottage with a conservatory and a garden. The conservatory has a white roof and is surrounded by a lawn and a wooden trellis. The cottage has a red tiled roof and a white chimney. In the background, there are other houses and a green landscape.

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THE STORY OF

28 Chapel Cottages

Sustead, Norfolk

SOWERBYS



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28 Chapel Cottages

The Street, Sustead,
Norfolk, NR11 8RU

●
Characterful Cottage in Beautiful Rural Village

Flexible Layout

Large Reception Rooms

Opportunity to Improve

Perfectly Situated Between Popular Coastal Towns

Large Garden and Ample Parking

●
Nestled in the heart of the north Norfolk countryside, the village of Sustead holds as much history as it does charm, with examples of Norman, Tudor and Victorian influences at the Parish Church and throughout the village.

Sustead itself is perfectly located close to the coast, being at the centre of a “triangle” formed by Sheringham, Cromer and Aylsham - where each town is approximately a 15 minute drive away.

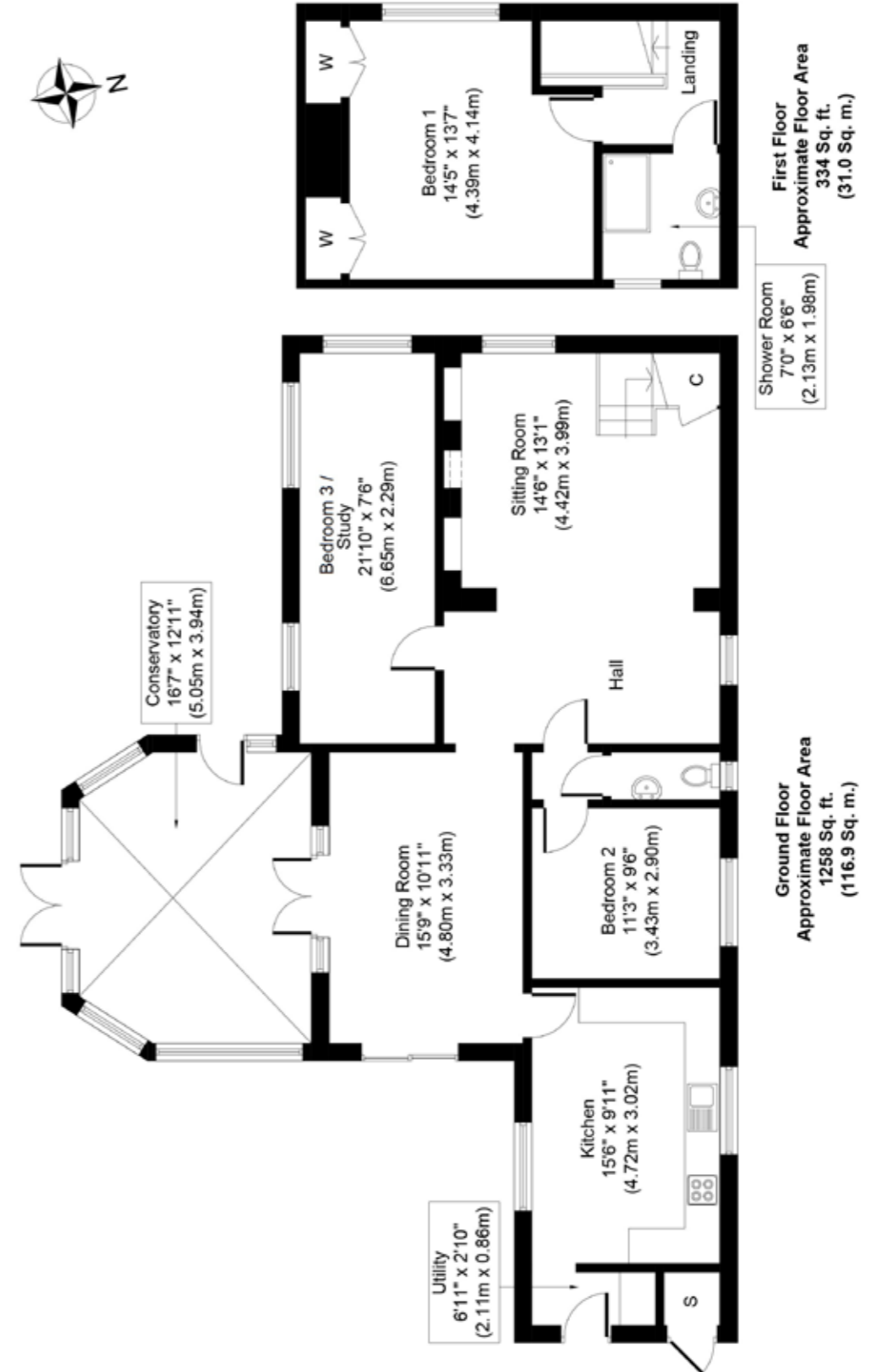
28 Chapel Cottages is centrally located within the village and although it is an end of terrace, over the years the dynamic has changed and the property

has acquired its neighbours’ rear gardens, resulting in a 270° garden, utilising every inch of the eastern and southern aspects, creating a sunny haven.

With a flexible layout, which benefits greatly from extensions that have been added over the years, there is fantastic space to the reception rooms, and two bedrooms downstairs. One of the downstairs bedrooms is currently set up as a home office, but would equally work perfectly well as a bunk bedroom for children. The bedroom upstairs allows a quiet escape from the rest of the house, and enjoys the practicality of a neighbouring bathroom.

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Whilst the property needs some updating in parts, as a whole 28 Chapel Cottages offers a heavy focus on large reception rooms, garden space and downstairs living, which is sure to attract many and will satisfy anyone wanting to enjoy uninterrupted sunshine in the peace and quiet of your own garden.



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 Sowerbys



“... enjoy uninterrupted sunshine in the peace and quiet of your own garden.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 5500-1102-0622-7272-3773

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.

The front garden is subject to leasehold from The National Trust. The remaining term is 38 years with a peppercorn ground rent.

LOCATION

What3words: ///feeds.pens.samplers

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