



THE STORY OF

Martin Cottage

Stanfield, Norfolk

SOWERBYS

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Church Lane, Stanfield, Dereham, Norfolk
NR20 4AP

Beautifully Presented Four-Bedroom Cottage
in the Sought-After Village of Stanfield

Versatile And Spacious Accommodation,
Perfect For Modern-Day Living

Stunning Open-Plan Family Dining/
Sitting Room with Modern Finishes

Contemporary Kitchen Ideal for Culinary
Enthusiasts or Those Who Like to Entertain

Two Additional Sitting Rooms Offering a Perfect
Retreat for Unwinding and Relaxation

Expertly Refurbished, Providing a
Luxurious, Contemporary Interior

Charming South-Facing Garden with
Breath-Taking Countryside Views

Ample Off-Road Parking and a Single Garage

Perfect Location for Exploring the Countryside

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“We love to sit in the chair by the bi-fold doors looking out to the apple tree, the light is so soft and warm during the day.”

Nestled in the idyllic and much sought-after village of Stanfield, lies a property that exudes quintessential country charm and offers a lifestyle of pure tranquillity. This breath-taking four bedroom cottage boasts versatile and elegantly presented accommodation, seamlessly blending contemporary living with timeless character.

Step inside and be captivated by the stunning open-plan family dining/sitting room, complete with modern kitchen and bi-fold doors that open onto the south-facing rear garden, offering breath-

taking views of the gorgeous Norfolk countryside beyond. This is the perfect space for entertaining guests, hosting intimate family gatherings or simply relaxing with a glass of wine.

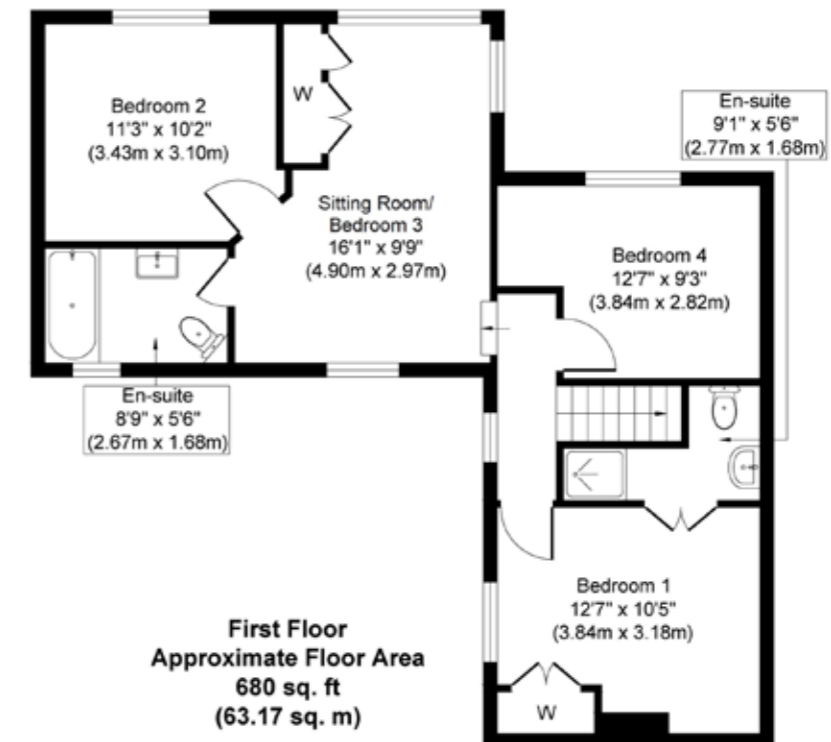
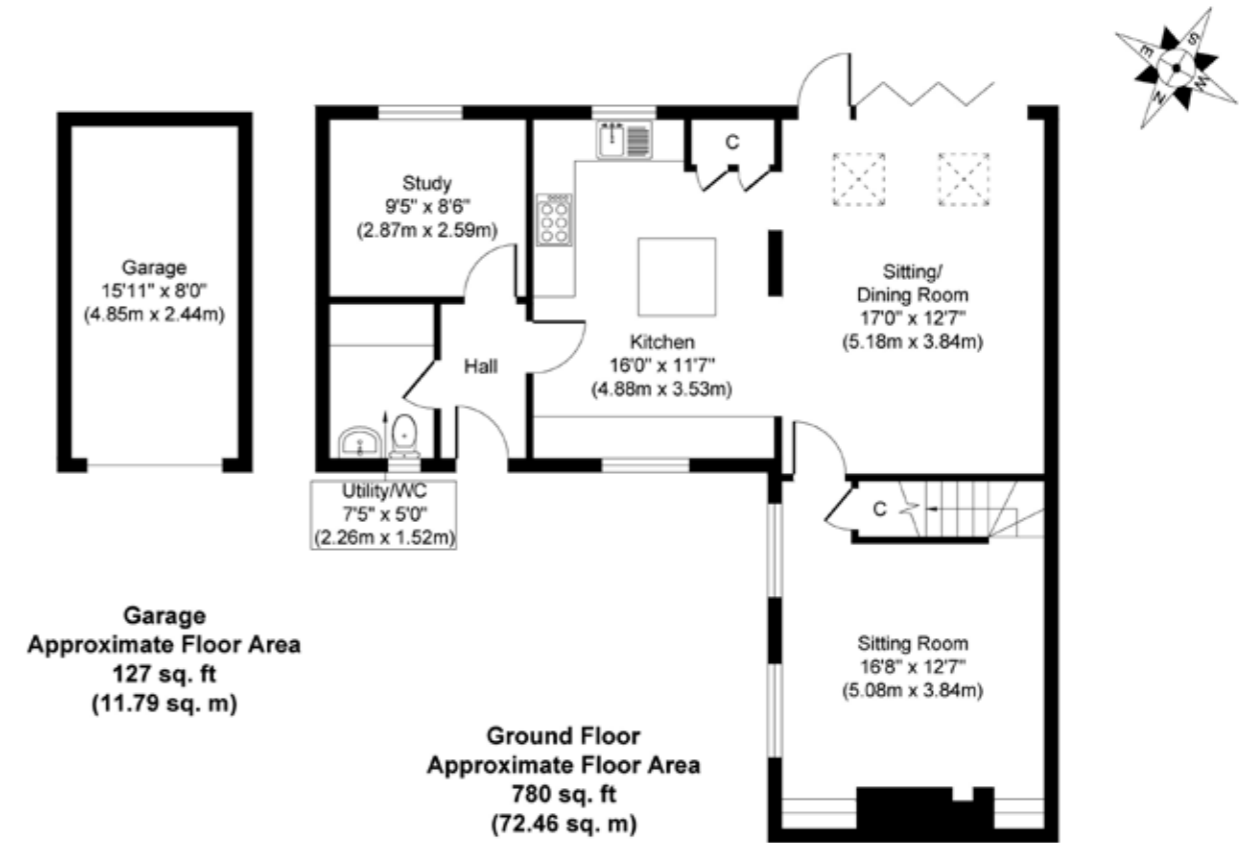
The ground and first floors provide two additional sitting rooms, offering an abundance of space for rest and relaxation. Once a part of the village post office and bakery, this property has been extended and fully refurbished to provide a contemporary interior, complete with all the modern comforts, perfect for modern living.





The property's five-bar gated entrance, ample off-road parking, and single garage provide the perfect welcome, allowing you to relax and embrace the true essence of country living. The picturesque village of Stanfield offers a close-knit community, perfect for those seeking an escape from the hustle and bustle of modern-day living. The location offers many tranquil spots to enjoy a picnic, with surrounding countryside providing endless opportunities for leisurely walks, cycling or horse riding.

In summary, this captivating four-bedroom cottage is a rare gem, offering an unparalleled lifestyle of luxury and tranquillity, and an opportunity to escape to the quintessential English countryside.



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



Stanfield

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque Norfolk village, offering the idyllic rural country life. Stanfield is located approximately 6 miles from the market town of Dereham and falls within the Litcham School catchment area with the school bus picking up from the village for both Brisley and Litcham Schools.

Within the village is The Old Dairy, whilst originally a Dairy, it is now a café and a shop selling freshly baked pastries and bread amongst other products. Set on the top of Stanfield Hill, this popular café offers field views all the way down to Brisley Church.

Brisley is a beautiful and unspoilt village, well-known for its surrounding countryside and the renovated, award winning Brisley Bell Inn, which has a first-rate menu and a warm welcome.

The common is owned by the village and is one of the largest in the UK, stretching over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, which includes desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.

Stanfield is a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just under 17 miles away. Come discover a Norfolk gem.



Note from the Vendor



Martin Cottage.

“We moved here from London to give ourselves a better lifestyle and the children a better upbringing, we spend most of our time outdoors...”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity, oil fired central heating and septic tank drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0846-2841-7045-9196-9091

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: ///revise.ranges.peach

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SOWERBYS



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