



THE STORY OF

Holmlea

Southrepps, Norfolk

SOWERBYS

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THE STORY OF

Holmlea

11 Church Street, Southrepps, Norwich, Norfolk,
NR11 8NP

Charming Features

Three Bedrooms

Two Bathrooms

Self-Contained One Bedroom Annexe

Around Four Miles to both Overstrand and Mundesley

Great Sized Garden

Off-Road Parking for Two-Three Vehicles

Village with Essential Amenities

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“We have loved having everything within a brief walking distance, including the pub, post office and village shop.”

Nestled in the heart of Southrepps, Holmlea is conveniently located just a short four-mile drive away from the picturesque coastal villages of Overstrand and Mundesley, both boasting stunning beaches. In addition, Mundesley also offers a fantastic golf course and driving range, perfect for golf enthusiasts.

Despite its size, Southrepps has everything you need for everyday living within brief walking distance, including a village shop, post office, and a delightful pub serving up a delicious variety of meals, including a Sunday roast.

Holmlea has wonderful charm and warmth. There are some lovely features within the property such as the tasteful picture rails, beautiful flooring and fireplaces, but what truly sets this property apart is the addition of a self-contained annexe.

With four bedrooms and two bathrooms, plus a separate WC, as well as parking for two to three vehicles, Holmlea also boasts a south-facing front garden and a beautifully laid out rear garden, which would suit the keen gardener or young families seeking a space for outdoor play.



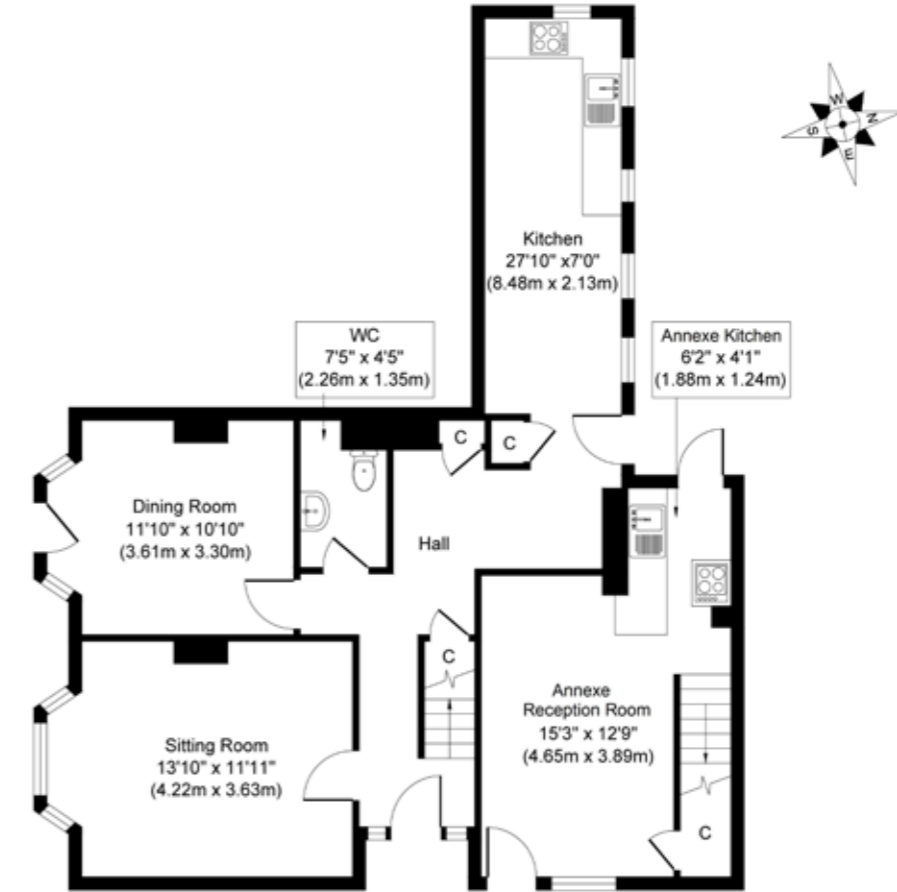


If you're wanting to stay close to the vibrant north Norfolk coast, while still enjoying the peace and tranquility of a charming village, Holmlea is an incredible contender for any family with the added benefit of an annexe.

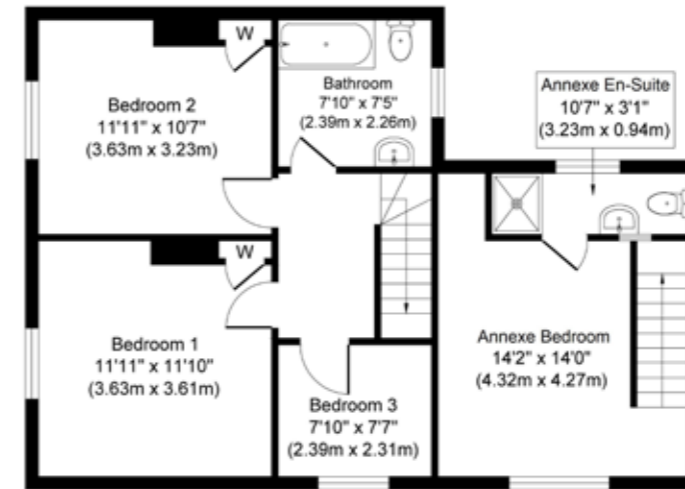


“We have lived here for 23 years, everyone is so friendly and we all help one another.”





Ground Floor
Approximate Floor Area
889 sq. ft
(82.59 sq. m)



First Floor
Approximate Floor Area
664 sq. ft
(61.68 sq. m)

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



Southrepps

IN NORFOLK
IS THE PLACE TO CALL HOME



Southrepps is a sought-after village where there is a strong community feel, glorious open countryside but also excellent access to both the coastline and the city of Norwich.

Southrepps is home to a railway station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, a local family run grocery store and the all-important post office. The village hall holds regular quiz nights, shows and events. The village hall has a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbor a thriving community, so why not call it home?

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. Norwich offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



The south-facing front garden.

“Our favourite spot in the house is the garden room, it provides access into the south-facing front garden.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9137-4325-2200-0444-6202

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: ///wished.readjust.airship

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SOWERBYS



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