



Albion House  
Grimston | Norfolk | PE32 1BE

# CHARMING 3 BEDROOM TRADITIONAL COTTAGE



Fine & country are pleased to present to the market this charming, characterful brick and Carstone period cottage, which is situated in a highly desirable Norfolk location, it is sure to be extremely popular. Offering three bedrooms, a country style kitchen, ground floor bathroom, dining room, cosy living room with the benefit of a multi fuel burner. This property has further scope with a with an internal store which has the potential to be converted into a home office space (subject to planning). To the rear of the property there is a low maintenance courtyard garden and potting shed. This property would make an ideal investment for rental or a second home.







- A Beautiful Carstone and Brick faced period Cottage situated in the well serviced village of Grimston
- Three bedrooms to the first floor, two reception rooms to the ground floor
- Hugely sought after Norfolk village with convenient access to the Coast
- Low maintenance rear courtyard garden
- An abundance of character, charm and period features
- Wonderful rental investment opportunity
- Further scope to create a home office (subject to planning)
- Total Accommodation extends to 1047sq.ft
- Energy Rating F

#### Charming and Characterful Cottage

This three-bedroom cottage is undeniably quaint and charming, and it's sure to have an impact on you from the moment you walk through the door. There is an abundance of character in each and every room, and traditional features can be found throughout. It's a home that is classic, whilst also being perfect for a modern family or couple. The property stands out as being characterful, welcoming and comfortable. This is reflected outside as well as in, and the exterior of the property is picture-perfect.

As you walk through Albion House, you will see beautiful beams stretching across the ceilings, as well as exposed brick. This adds depth, texture and a focal point to each room. There is a large hallway at the front of the property, which is a wonderful welcome as you step away from the street and into the cottage. Despite its obvious traditional style, Albion House is a property with a lot of potential for design change, and there's room to really make this house your home.

#### Traditional and Cosy Home

The kitchen is a usable and versatile space, and it really is the hub of the home. Whether you are a keen cook or someone who prefers to keep things simple, this is a kitchen that you are sure to enjoy using. Albion House boasts a separate dining room, making hosting friends and family a breeze. Though these spaces are separate, there is a definite flow from one room to another. When it comes to unwinding, the reception room is the place to be. It's comfortable and cosy in the winter months, light and airy during the summer, and it's a space that you will be happy to use consistently throughout the year.

The bathroom is spacious and it has a minimal design, and it lies somewhere between contemporary and classic. This is a common feature in the home, and all of the modern additions seamlessly fit into existing features. There are three bedrooms in the cottage, all of which are a good size.



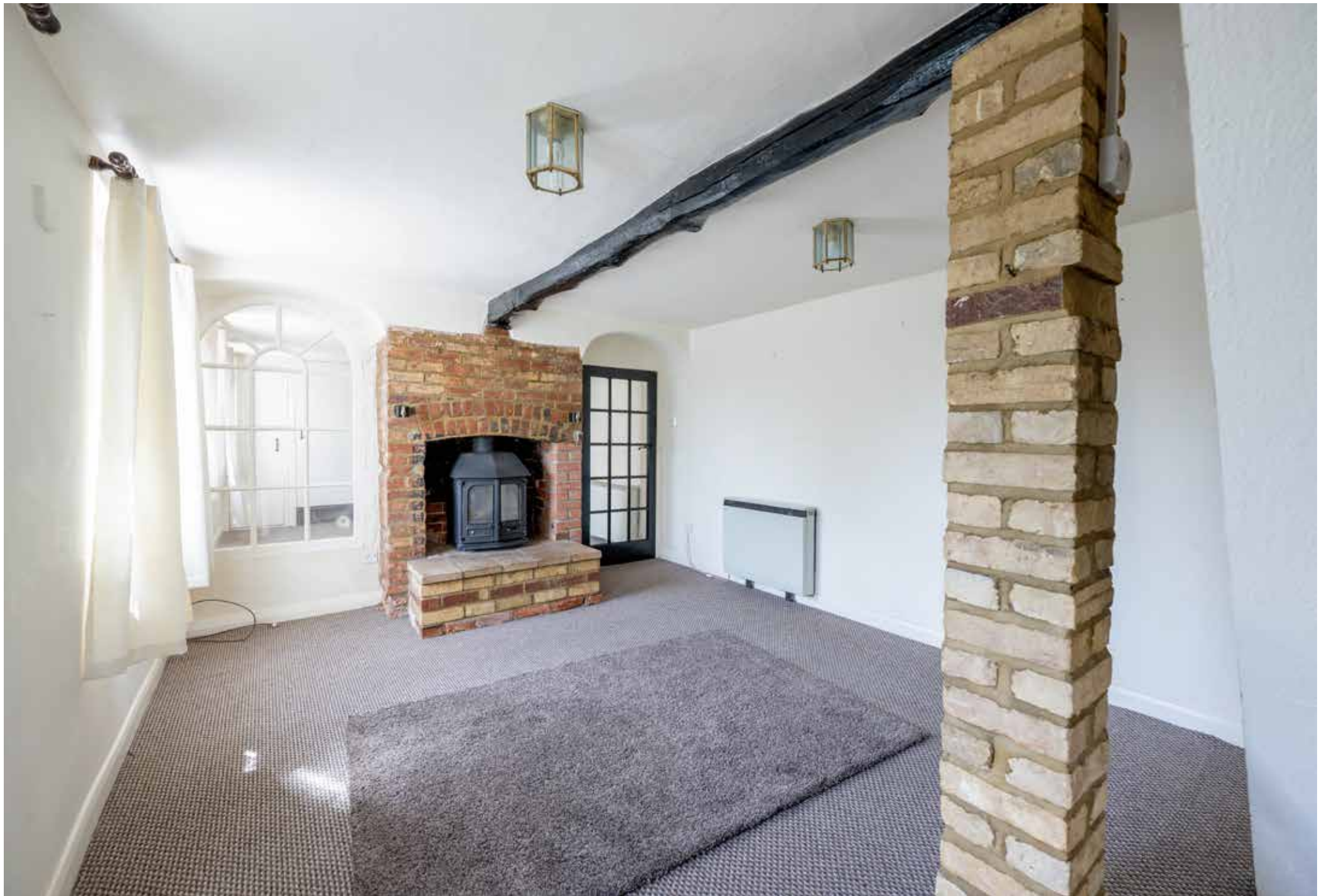
These are cosy and relaxing spaces, providing a tranquil place for you to unwind. Regardless of whether the bedrooms are used for family or visiting guests, you won't feel as though you are short of space in the cottage.

#### Wonderful Courtyard Space

Outside, there is a small courtyard garden, which is ideal for soaking up the sun and planting a flowerpot or two. Though the garden is on the smaller side, it's easy to manage and maintain. There is enough space for you to sit back, relax and enjoy the peaceful surroundings. Whether you want to sit outside with your favourite book or dine al fresco, the courtyard is a wonderful place to do so. There is also a garden store, which provides additional storage should you need it.

Albion House is located in Grimston, a gorgeous village with a lot to offer. You will find a post office and local shops close by, along with a village pub and a listed church. There is a sense of community in Grimston, but Albion House manages to remain private and peaceful. With King's Lynn and Sandringham only a short drive away, seeing the local area is sure to be a weekend priority. It's a beautiful part of the country, with greenery and countryside surrounding you.







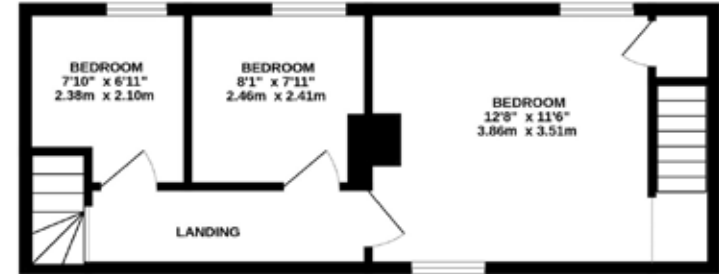
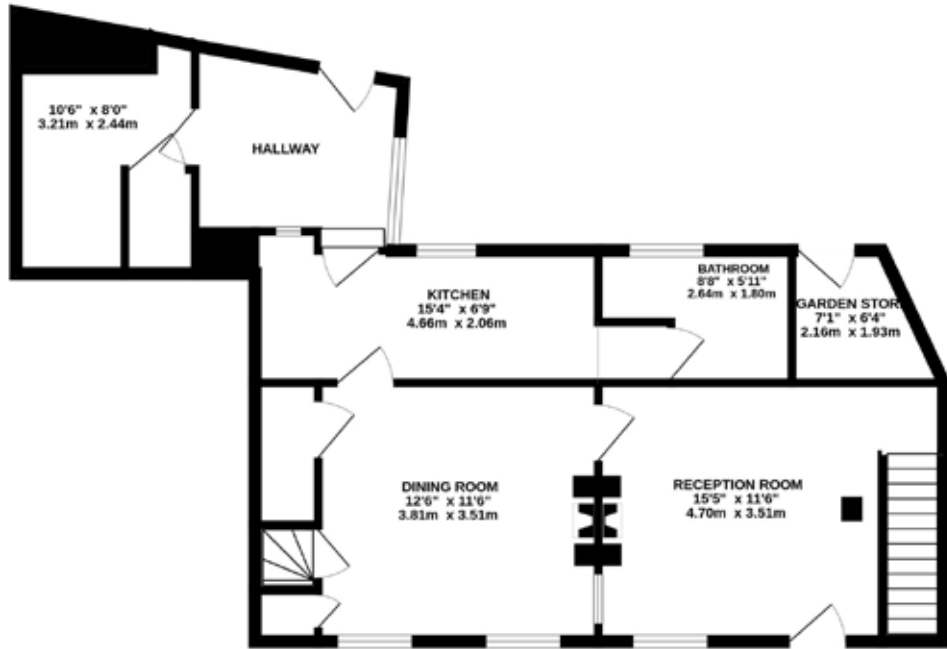












TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On the Doorstep...

The quintessential English village of Grimston is just 1.5 miles from Pott Row. The local amenities include a Convenience Store / Post Office, Medical Centre, Two Public Houses, Art School and a Church. The neighbouring village of Congham is home to Congham Hall, with its excellent restaurant, spa and tennis court (open to non-residents).

### How Far Is It To?...

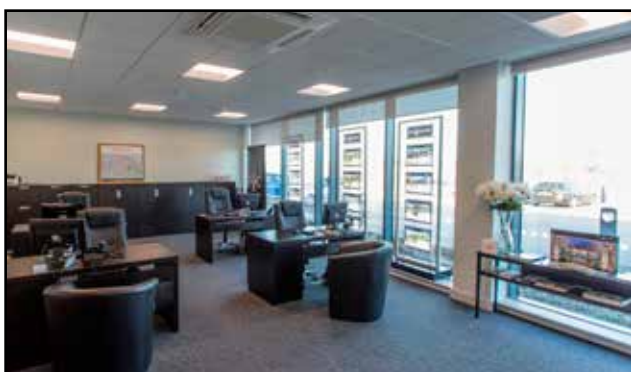
Grimston lies approximately 8 miles east of Kings Lynn, 41 miles west of the county capital and cathedral city of Norwich (where you will also find an International Airport) and around 50 miles north of Cambridge. It also lies almost central between Castle Acre with its ancient Priory, and Castle Rising with its moated castle ruins. Nearby Roydon Common, famous for rare wintering birds of prey, Ringstead Downs and Massingham Heath all lay within a few miles; while Snettisham and Titchwell RSPB reserves are just a short drive away. The Royal Estate of Sandringham is just over 5 miles away and the coast at Hunstanton (14 miles) and Brancaster (15 miles) as well as the world famous beaches at Holkham and Wells-next-the-Sea about 20 miles.

### Services and District Council

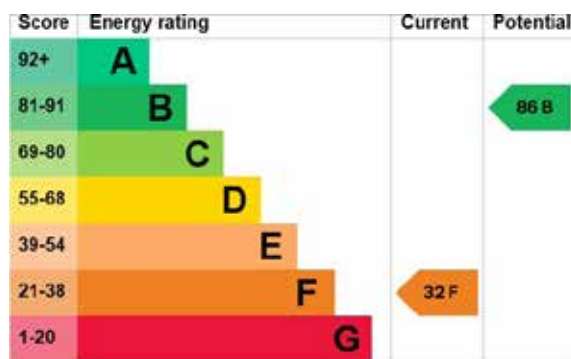
Electric Storage Heating, Mains - Water & Drainage  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band B

### Tenure

Freehold



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

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