



THE STORY OF

Flint Cottage

Stanhoe, Norfolk

SOWERBYS



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Flint Cottage

Bircham Road, Stanhoe, Norfolk
PE31 8PT

Detached Barn Style

Three Double Bedrooms

Bucolic Village Views

27ft Kitchen/Dining Room

South-Facing Sun Room

Cart Shed and Garage

Off-Street Parking

Short Walk to Village Pub

Brick and Flint Exterior

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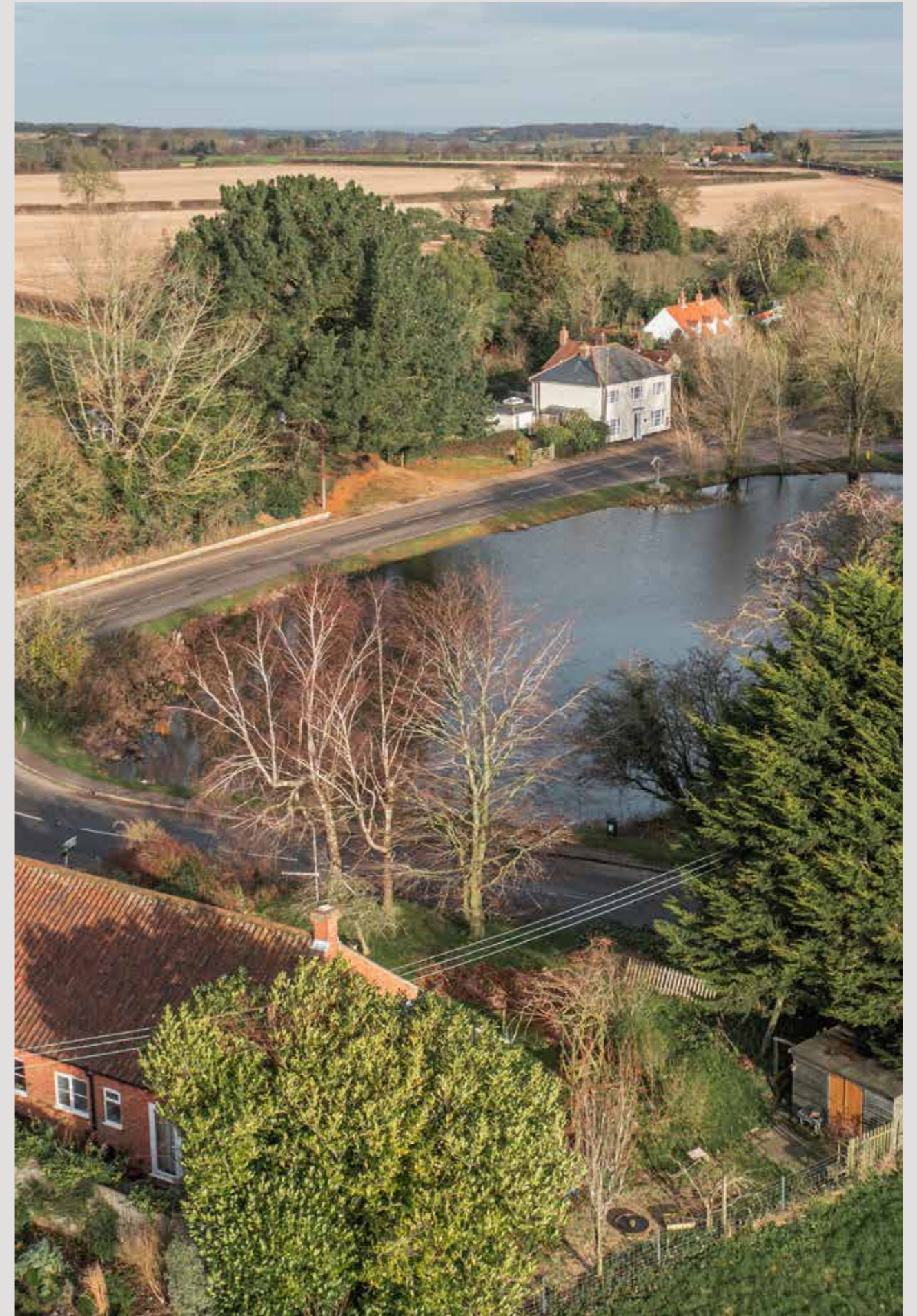
With views over the village pond in one direction, and open pastures to the other, Flint Cottage really is idyllically located within the village.

Approaching the cottage you could be forgiven for thinking that you are about to enter a period barn conversion, such is the traditional brick and flint finish to the outside. Upon entering, however, the space on offer is immediately apparent.

From the wide and welcoming central hall you are naturally drawn into the kitchen/dining room which, at 27 ft in length, is a substantial room and very much the hub of this home. The kitchen units are positioned to the corner and with both the butler's sink and the preparation areas having windows in front of them, they are both ideally placed for watching the comings and goings of village life - as well as the constantly changing antics of the feathered inhabitants of the village pond.

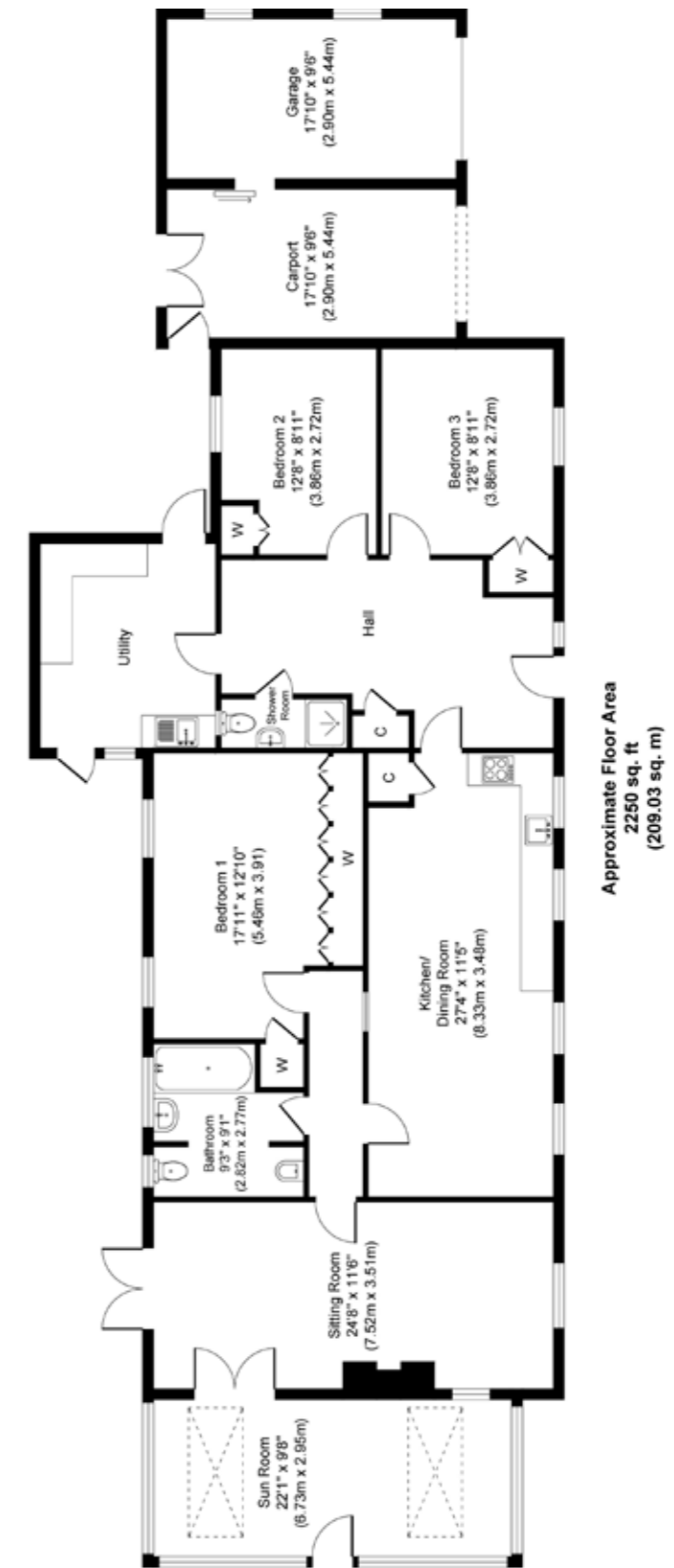
Leading immediately off the kitchen is the sitting room which has a central log burner for cosy nights in but also two sets of french doors, one through to the south-facing sun room and the other to the west facing patio, perfect for the summer time to sit out and enjoy the late afternoon sunshine.

There are three double bedrooms and the principal is just to the rear of the kitchen, and whilst not en-suite, the bathroom beside it feels as if it should be. The other two doubles share a shower room and there is also a very large utility room at the back of the house with a sink and access out to the carport - so a perfect place to enter the house after a muddy winter's walk or a sandy summer's day on the beach.



The garden wraps around Flint Cottage and is part lawned, part shingled and has a part patio - but all are easy to maintain. Adjoining the house is a cart shed and garage and there is plenty of gravelled off-street parking to the front.

Flint Cottage was created by a much-revered local builder whose reputation was founded on his quality of finish and attention to detail inside - as by his traditional exteriors which are timeless and completely in-keeping with the north Norfolk aesthetic. The cottage extends to almost 2,000 sq. ft. and is one of those homes which naturally emanates the feelings of being welcomed and comfortable.



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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Stanhoe

TRANQUIL VILLAGE CHARM WITH AWARD-WINNING LOCAL FLAVORS

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, Sedgeford 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.



Note from the Sowerbys



“Enjoy the garden views from the sun room.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0040-2061-6070-2307-8015

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: ///homeward.guitar.machinery

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