



THE STORY OF

Bure Cottage

Ingworth, Norfolk

SOWERBYS



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THE STORY OF

Bure Cottage

The Street, Ingworth,
NR11 6AE



Immaculate, Modern Residence

Stylish and Elegant Interior

Three Bedrooms Over Two Floors

Modern, Stylish Kitchen

Spacious Living Areas

Established Plot of Around 0.25 Acre (STMS)

120' of River Frontage

Glorious Views

Idyllic Village Setting



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“... this exceptional home enjoys an idyllic environment...”

Immaculate and stylish interiors, versatile accommodation with bedrooms over two floors, and picturesque formal gardens with a private frontage on the ‘River Bure’ come together to create the rarest and most special of opportunities.

‘Bure Cottage’ in Ingworth is a delightful, detached residence constructed in the early 1980’s to an individual design and set in around 0.25 acre (stms) of established and beautifully landscaped grounds.

Nestled on the banks of the ‘River Bure’, and looking out over water meadows and woodland, this exceptional home enjoys an idyllic environment which is rich in wildlife within a protected conservation area.

Spanning just over 1,500 sq. ft. and set over two floors, the accommodation is versatile, well-balanced, and immaculately presented throughout.





A well-proportioned, formal living room spans over 20' in length and features a decorative fireplace with multi-fuel stove, real wood flooring and delightful vistas over the gardens and beyond to the river. A double-glazed conservatory sits off the living room via french doors to provide additional reception space and basks in the glory of the gardens.

“We love how bright and airy our home is.”



A stylish, 'Shaker' kitchen features a suite of integrated appliances and is supported by a utility room.

The ground floor bedroom provides great versatility and is perfectly served by an adjacent wet room.

The first-floor features two, principal bedrooms with one enjoying elevated views over the gardens, river and water meadows beyond. A modern and stylish shower room with an over-sized, walk-in shower serves the bedrooms.



‘Bure Cottage’ sits proud in beautifully maintained grounds of around 0.25 acre (stms). A gated frontage opens onto a private hard-standing with off road parking, a turning area, and access to a timber constructed garage.

Laurel hedgerows screen the main gardens and open to reveal shaped lawns which gently meander down to the riverbank. Neatly tended and well-established soft landscaping includes colourful flowerbeds and a variety of perennials, shrubs and bushes together tropical plants and established trees that provide privacy and shelter.

“The gardens are beautiful and peaceful.”

A paved terrace wraps around the conservatory to create a wonderful entertaining space which is elevated over the riverbank and to the water meadows beyond.

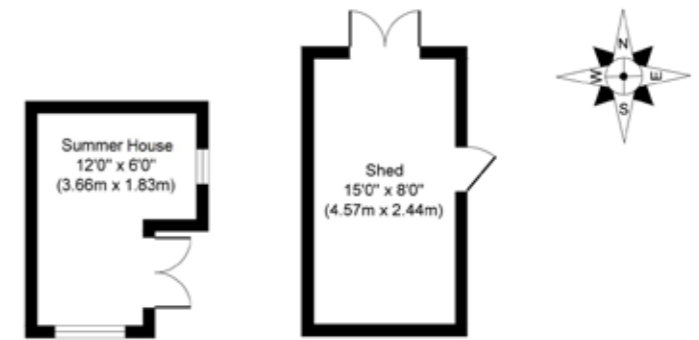
A timber summerhouse, which is currently used for storage, is fitted with power, light and glazed french doors leading onto a small, decked veranda. A pathway on the north elevation of the house leads through to a timber garden shed, plus access to the oil storage tank and area for bins.

Take the opportunity to create your very own ‘Tales of the Riverbank’, and embrace the lifestyle this special residence can offer.

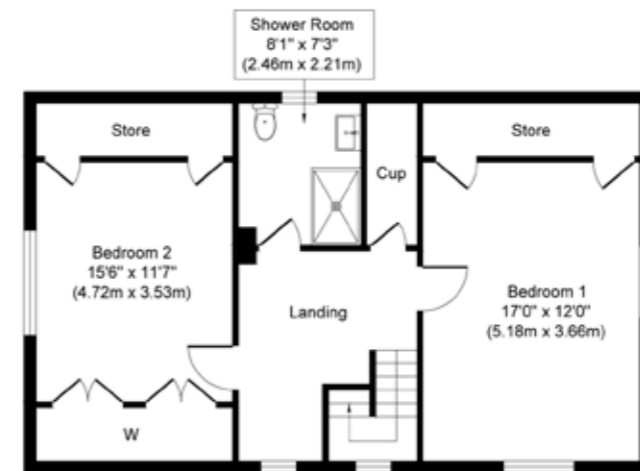




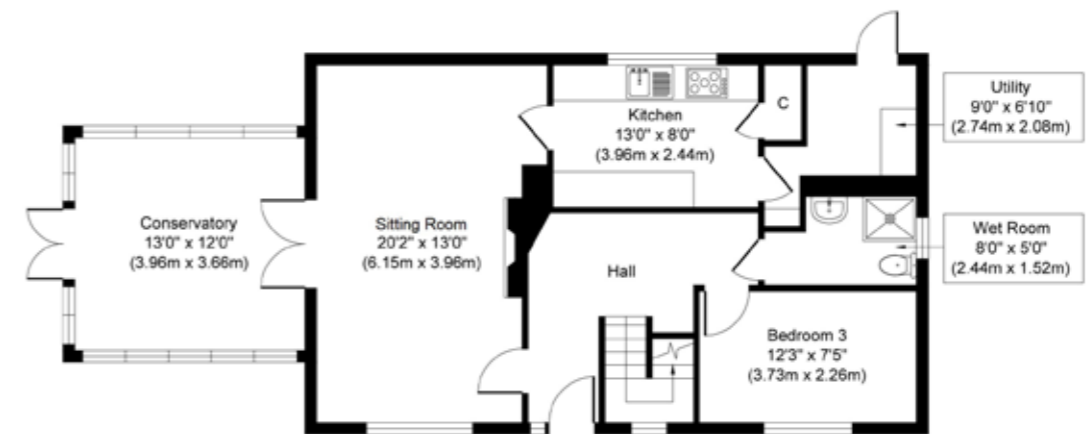
“The rear aspect of Bure Cottage is the epitome of tranquillity.”



Outbuildings
Approximate Floor Area
210 sq. ft
(19.50 sq. m)



First Floor
Approximate Floor Area
687 sq. ft
(63.82 sq. m)



Ground Floor
Approximate Floor Area
846 sq. ft
(78.59 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.

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ALL THE REASONS



Ingworth

IN NORFOLK
IS THE PLACE TO CALL HOME



With an entry in the Domesday Book of 1085, Ingworth is a small, parish village steeped in local history and set in the

heart of National Trust countryside.

Forming a very special cluster of hamlets and villages, set around the historic Blickling Estate, this exceptional location is one of North Norfolk's best kept secrets and home to a few fortunate residents. Predominately managed by the National Trust, the village features a cluster of individual period homes that flank the River Bure, which winds its way gently through idyllic countryside.

This special area boasts a unique and diverse habitat that is home to otters, a variety of insects and birds, plenty of trout and coarse fish in the river- plus the occasional visit from a king fisher.

Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

Just 12 miles away, the town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.

If you are looking for the perfect spot to enjoy country life, whilst remaining close to amenities and within easy reach to the coast, Ingworth could be the place for you.



Note from the Vendor



Cromer Beach is less than 10 miles away.

“Everything we could want is within 30 minutes or so away, countryside, coast, the Broads and the city of Norwich.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating. LPG gas to hob only.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0507-2427-9000-1765-3296

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: ///exits.trades.pulps

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SOWERBYS



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