

THE STORY OF

# Lark Cottage

*Upton, Norfolk*

**SOWERBYS**



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# Lark Cottage

16 Prince of Wales Road, Upton,  
Norfolk, NR13 6BW

Superb Spacious Home

Self-Contained Annexe Wing

Well-Fitted Kitchen and Family Room

Spacious Sitting Room and Utility Room

Open-Plan Sitting Room and Kitchen (Annexe)

Five Bedrooms in Total

Three En-Suites and Family Bathroom

Ample Parking to the Front

Beautiful Well-Landscaped Garden

Close to the Broads National Park

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“Surrounded by wildlife, trees and an abundance of honeysuckle, the views and smells from the garden are ever changing...”

A wonderful home on the doorstep of the Broads National Park, Lark Cottage has been sympathetically extended and remodelled to create the most versatile accommodation. A self-contained annexe wing allows enormous flexibility, but could easily be incorporated into the main house if required.

The level of finish is excellent throughout and is very apparent once you enter. The spacious hallway with its hand crafted oak staircase sets the scene. To the front,

the main sitting room is flooded with natural light and is a great place to relax. The warmth of the oak flooring and central feature fireplace provide a lovely ambiance. When it comes to cooking and socialising the kitchen is superb - exquisitely finished with so much space to cook, relax and entertain. The family room leads out to the rear terrace, making the ideal arrangement for barbecues and summer parties. In addition there is a well-appointed utility room and separate cloakroom.











“There are treetop views from every room, a bird spotter’s paradise.”

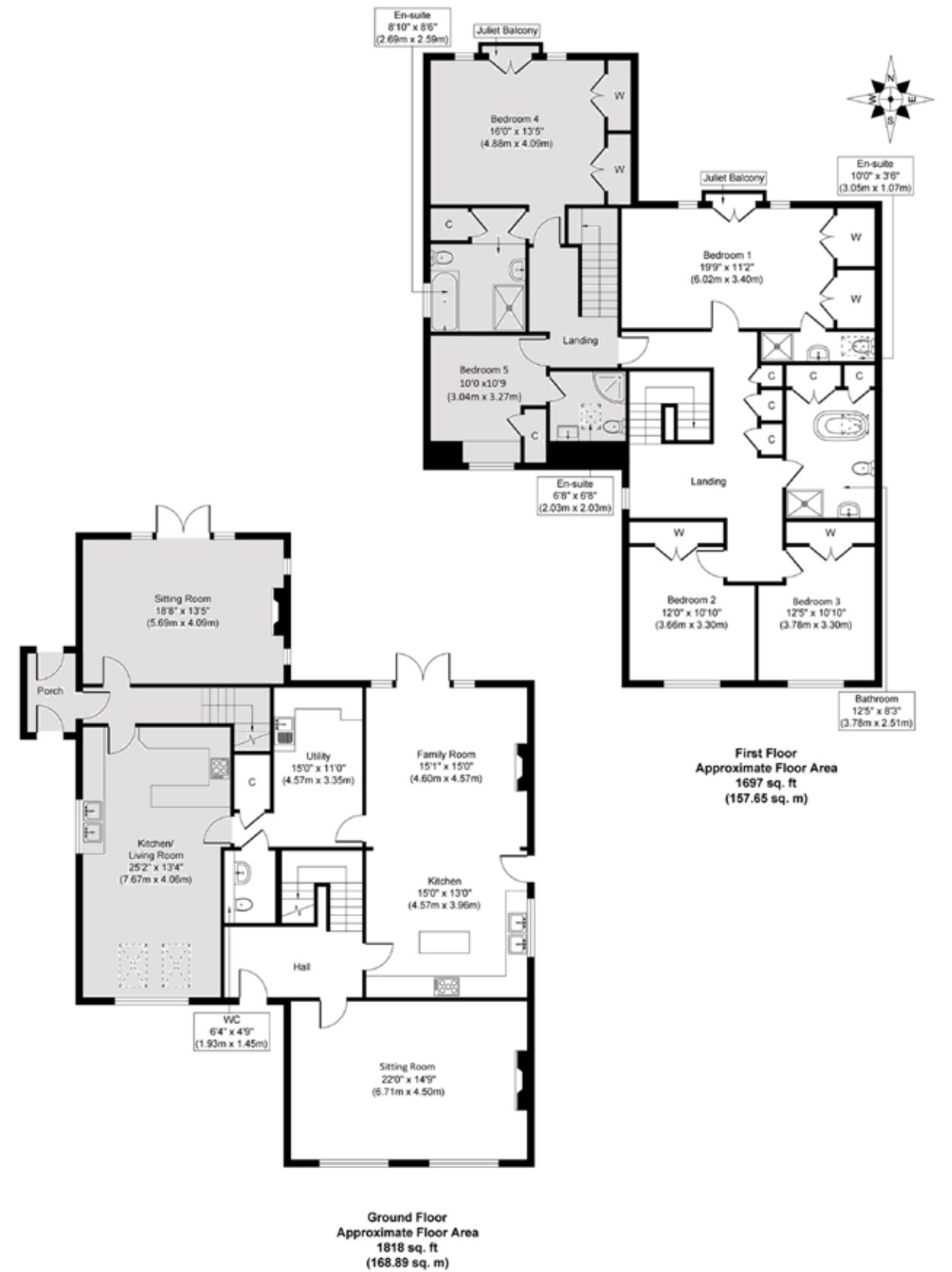


From the hallway, the main staircase takes you to the spacious galleried first floor landing with plenty of storage. The principal bedroom, with a well-fitted en-suite and built-in wardrobe, also has a Juliet balcony which enjoys wonderful views of the garden. In addition there are two further bedrooms and a great sized family bath and shower room.



With its own private front door, the annexe is completely independent, with internal doors on both the ground floor and first floor allowing it to become part of the main house, should you wish. Unusually for an annexe, the kitchen/living room is a superb size, and there's also a separate sitting room with double doors leading to the rear garden.

The annexe staircase takes you to the first floor, where you will find a spacious principal bedroom with en-suite bath and shower room, and a Juliet balcony which, again, enjoys wonderful views. A second bedroom also has its own en-suite shower room.



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.



Lark Cottage is nicely set back from the road, ensuring there's plenty of space for parking on the gravelled driveway to the front, beautifully surrounded by an array of mature shrubs.

The rear garden is a delightful space, perfect for relaxing and entertaining, with expansive sandstone terraces stretching across the rear of the house. The well-tended lawn is surrounded by further mature planting with majestic specimen trees providing dappled shade. The most idyllic gazebo ensures a place to soak in the tranquil setting, come rain or shine.

With flexible accommodation in a tranquil setting, Lark Cottage offers the perfect harmony of adaptable spaces and peaceful surroundings, creating an idyllic sanctuary in which its new owner can embrace a truly balanced lifestyle.



“There’s nothing better than sitting in the garden, absorbing the chitter chatter of birds whilst watching the sun go down”



ALL THE REASONS



# Upton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Meaning “higher farm/settlement”, Upton is a village located on the River Bure within the Broads of Norfolk, with the peaceful Upton Marshes just a couple of minutes walk away. Take in Norfolk’s famously big blue skies, see the sailing boats, and find harmony with nature on a circular walk around Upton Staithe.

At the heart of Upton village is The White Horse, a community owned pub which, for over the last 200 years, has provided food and real ales along with hosting community events for locals and visitors alike. More recently, in 2014, the community opened a shop, run by volunteers, which stocks a surprisingly wide selection of locally sourced goods to suit all tastes. Acle is only a five-minute car journey where a wider range of amenities can be found.

The ancient city of Norwich, about 13 miles away, has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It’s perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food

scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes and open spaces.

In the 11th Century, Norwich was the second largest city in the country, and today is still the UK’s most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant’s houses, thatching, individual homes, speciality shops and small cafes, you’ll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city’s airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



Sailing on the River Bure

“Upton spoils us, a practical location, strong sense of community, and outstanding natural beauty, Broadland living at its best.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2317-0424-9190-0644-5222

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: ///asking.bothered.wolves

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