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THE STORY OF

Honeysuckle Cottage

Briston, Norfolk

SOWERBYS

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Honeysuckle Cottage

18 West End, Briston Norfolk
NR24 2HY

Beautiful Setting

Charming Character

Incredibly Bright Victorian Terrace

Modern Extension

Three Double Bedrooms

Low Maintenance Rear Garden

Very Large Extended Rear Garden

Potential for Development,
Subject to Planning Permissions

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“A happy, inviting and calming home which has gifted us access to the coast and some amazing walks.”

Hiding down the very pretty lane of West End you will find an incredibly charming Victorian terraced property. This is a tremendously deceptive home holds a great sense of space, light, character and most importantly - a huge opportunity in the garden...

Honeysuckle Cottage is quite unassuming from the outside, but once inside this home really starts to grow. The addition of a kitchen extension at the very back has allowed for surges of light through the entire ground floor and with its south-western aspect, you can savour the daylight until the sun starts to set behind the trees.

There's some wonderful character spread throughout - especially the original external wall which divides the kitchen and living room. This has created features out of the old windows and back door which balances the natural light and privacy of the living room beautifully. Additionally, there is a great space for a dining room, which could easily be used as an office or play room, with the ground floor completed by the benefit of a W/C across the way.

Upstairs, we have three great double bedrooms and the family bathroom, where the two largest bedrooms enjoy views out across the garden.

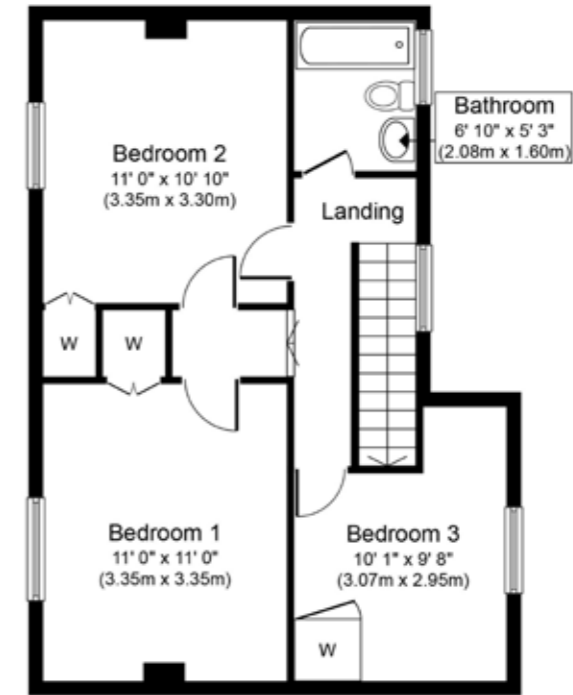




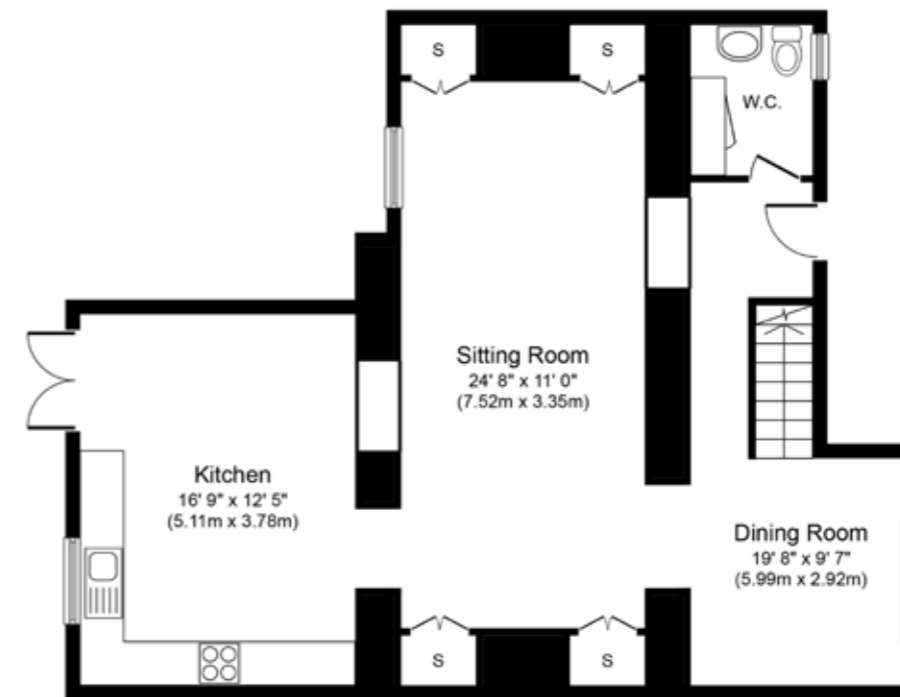
For the immediate rear garden, it is very low maintenance and perfect for enjoying a peaceful evening, but what is truly the star of the show is the extended rear garden.

This piece of land would be perfect for anyone wishing to enjoy extra space as a beautiful garden, maybe have a studio or workshop there, but there is also great potential for development too, subject to relevant planning permissions. Completing the package is a separate vehicular access, over a shared lane, which allows access directly to this large space.

For a charming, characterful and bright cottage which boasts fantastic outside space, there really is no better property currently on the market. We hugely recommend coming to see this home to really appreciate the sense of space and everything it showcases.



First Floor
Approximate Floor Area
552 sq. ft.
(51.3 sq. m.)



Ground Floor
Approximate Floor Area
844 sq. ft.
(78.4 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

Briston

IN NORFOLK
IS THE PLACE TO CALL HOME



An old wool village between Fakenham and Holt, Briston has easy access to the North Norfolk coast, an

Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. 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.

With a traditional butcher, fishmonger and greengrocer, the town even has its own

department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

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. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

If you are looking for the perfect spot to enjoy country life, Briston is perfectly situated near to one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from the Vendor



The location of this home offers great access to Norfolk's capital.

“We have a great location to the coast, countryside and the city of Norwich.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 6537-2926-8200-0251-7226

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: ///dare.hydration.whisker

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SOWERBYS



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