



The Old Cottage  
Coast Road | Walcott | Norfolk | NR12 0ND

# COASTAL PERFECTION



“If you’ve always hankered after coastal living, this one’s for you!

A pretty two-bedroom cottage with a detached two-bedroom annexe, it’s perfect as a holiday let or for multi-generational living.

A stone’s throw from the sea with views out over open farmland, you couldn’t ask for a better location.

What’s more, it’s been improved by the current owners, so it’s ready and waiting for you.”



# KEY FEATURES

- A beautiful Detached Cottage with a Separate Detached Annexe in the Seaside Village of Walcott
- Main Cottage has Two Bedrooms; Ground Floor Bathroom and a First Floor Shower Room
- Kitchen/Dining Room; Sitting Room and Study/Playroom
- The Annexe has Two Bedrooms; Shower Room; Kitchen/Diner and Sitting Room
- Garage and Plenty of Parking
- The Main Cottage extends to 1,132sq.ft
- The Garage and Annexe extends to 746sq.ft
- Energy Rating; Cottage - E
- Energy Rating; Annexe - C

You get two homes in one at this coastal cottage. Head out from home and you can see the sea at the end of the road, a short stroll from your front door. The main property itself is packed with character and has a lovely warm and welcoming feel, with a two-bedroom annexe that's entirely self-contained and has the potential to provide a very useful additional income. There's parking for both the house and annexe, plus outside space for each. Come and live the dream!

## Character And Charm

Dating back to the 1800s, the original cottage here has beautiful period features throughout and it won the owners over completely when they first came to view. They now need to relocate, and whilst they will be sad to leave such a gorgeous home, this does offer the opportunity for another couple or family to enjoy all the benefits of life in this coastal community. With oak beams, a brick fireplace, vaulted ceilings and farmhouse style doors, the old seamlessly blends with the new - rooms painted in fresh, calming colours and stylish yet sympathetic bathrooms and kitchen. The annexe is a more recent addition, in 2008, and has been renovated by the current owners over the past year.

## Country Chic

You enter the main house through a porch, coming into the spacious kitchen and dining room. Complete with a range cooker and a period fireplace in the dining area, it's a fabulous room for entertaining and perfect for family life. There's a bathroom tucked away around the back with a beautiful free-standing rolltop bath. Moving into the sitting room, you'll see another fireplace, this time of exposed brick, with stairs rising to the first floor and double doors opening onto the garden beyond.





# KEY FEATURES

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There's a further room on the ground floor, which is currently a playroom and study and would be ideal for anyone working from home, or as a craft or hobby space. Upstairs, there are two good-size bedrooms, both with built-in storage, and a useful shower room. The annexe has a ground floor sitting room and shower room, the former with two sets of doors leading outside and maximising the light, plus a kitchen diner on the first floor and two double bedrooms, making the most of the views. The current owners have used the annexe mainly for visiting family and friends, but it has huge potential as a holiday let and could easily bring in a very attractive income.

## A Holiday Feel

There's plenty of parking here and a lovely private rear garden, where you can sit and soak up the sun or take in the views over the fields beyond. The annexe has its own seating area with a lovely view, so if you did choose to rent it out, you each have your own private outdoor space. Opposite the driveway is a short private road that leads to the beach, or you can carry on the road through the village to reach the beach parking and amenities. All are a short walk from the property and very accessible. The owners have loved being able to go for early morning walks along the beach and it's easy to see the appeal. This is a little-known stretch of coastline, but the sandy beaches are beautiful and often much quieter than they are in North Norfolk. There's a useful shop and Post Office in the village, with a café and fish and chip shop a little further along the seafront. Head in the opposite direction and you're just down the road from the village hall, where there are regular events for the local community. Beyond the village, open countryside and farmland stretches for miles, with beautiful walks and paths to explore. There are some lovely pubs where you can enjoy long lunches and excellent roast dinners, or you can head inland to visit the Broads or to go out on the water. It's no surprise this area is popular with tourists, but the village here has a year-round community and is surprisingly peaceful.







Bowley's Butchers  
Leighton Spa

















## THE ANNEXE













# INFORMATION

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## On The Doorstep

Located on the Norfolk coast, Walcott is just under 6 miles from North Walsham, a popular market town with direct rail connections to Norwich, a Sainsbury's and a variety of shops and facilities. The village of Sea Palling is only 9 miles away and boasts a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens.

## How Far Is It To?

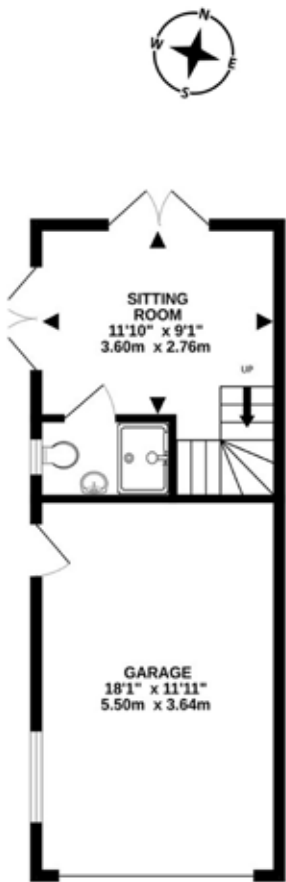
From Walcott you have easy access to Wroxham just under 12 miles away, which boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Cathedral City of Norwich, which is approximately 19.5 miles to the south west has a large array of cultural and leisure facilities, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street and an international airport to the north side of the city.

## Directions

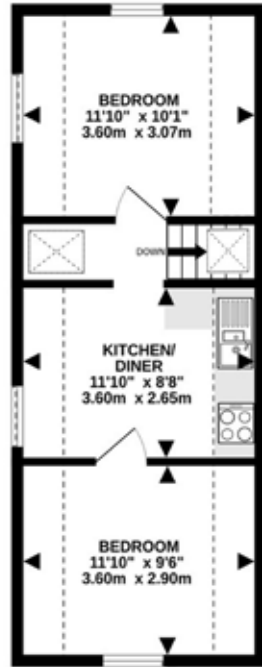
Leave Norwich on the A1151 Wroxham Road passing through Wroxham, Hoveton and Beeston St Lawrence. Continue onto Norwich Road/A149 signposted Great Yarmouth and Stalham. Turn left onto Stepping Stone Lane/B1159 and then left onto Brumstead Road/B1159. Continue to follow the B1159 onto Coast Road and the property will be found on the left hand side clearly signposted with a Fine and Country For Sale Board.

## Services, District Council and Tenure

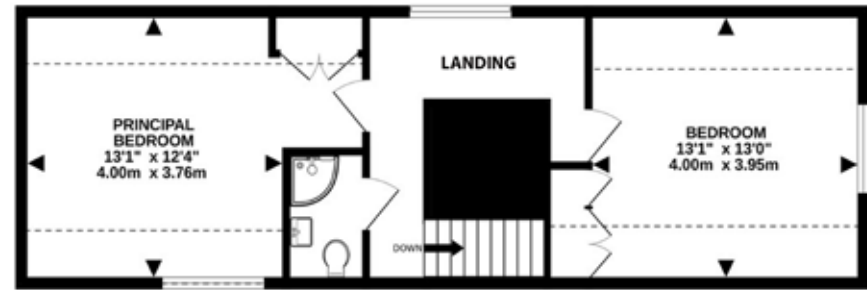
Oil Central Heating, Mains Water, Mains Drainage  
North Norfolk District Council – Council Tax Band C and A  
Freehold



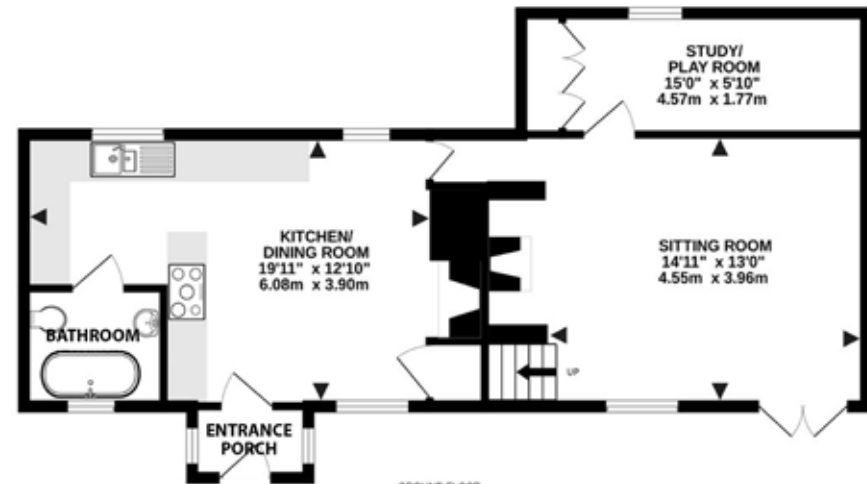
GARAGE/ANNEXE GROUND  
373 sq.ft. (34.6 sq.m.) approx.



ANNEXE 1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

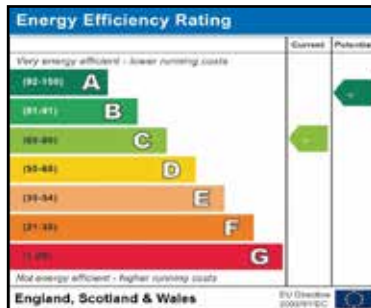


1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.

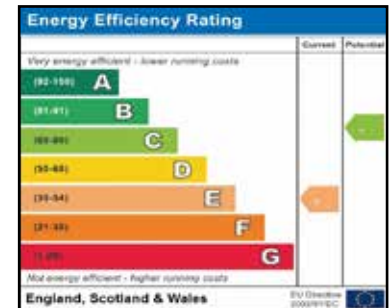
### EPC - ANNEXE



FLOOR AREA - HOUSE (EXCLUDING GARAGE/ANNEXE) : 1132 sq.ft. (105.2 sq.m.)  
 FLOOR AREA - GARAGE/ANNEXE : 746 sq.ft. (69.2 sq.m.) approx.  
 TOTAL FLOOR AREA : 1878 sq.ft. (174.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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### EPC - MAIN HOUSE



Agents notes: All measurements are approximate 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.



# 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, 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.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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