



THE STORY OF
The Flint House
Stanhoe, Norfolk

SOWERBYS

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The Flint House

Docking Road, Stanhoe,
Norfolk, PE31 8QF

Detached House

Four Bedrooms

Brick and Flint

Large Plot

Separate Double Garage

Kitchen/Dining Room

Abundance of Living Space

Potential to Add Value

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“...a perfect balance of living space downstairs and accommodation upstairs.”

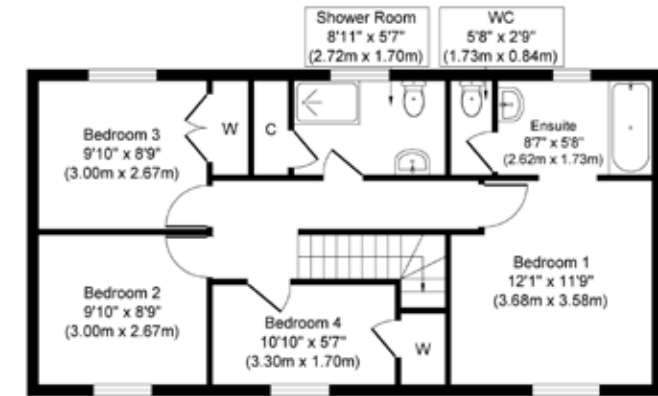
Traditionally finished and with a perfect balance of living space downstairs and accommodation upstairs, The Flint House is an ideal family property.

To the front of the house is the main entrance porch, however, given that the garaging and parking are at the rear, this is a house naturally entered via the utility and boot room at the back. From here you are through into the kitchen/dining room which is not quite open plan but could very easily become so. There is then

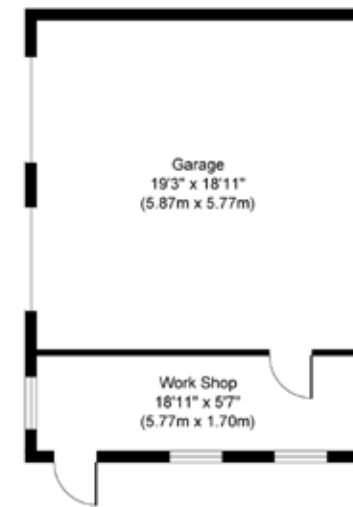
the central hall, off which leads a study and guest WC, and then through into the substantial reception room, which is further increased in size by its south-facing conservatory.

Upstairs there are four bedrooms: the principal bedroom suite, two double rooms and a single, and these three share a family shower room. It is from upstairs that you fully appreciate not only the countryside views, but also All Saints, the village church, peeking out through the trees.

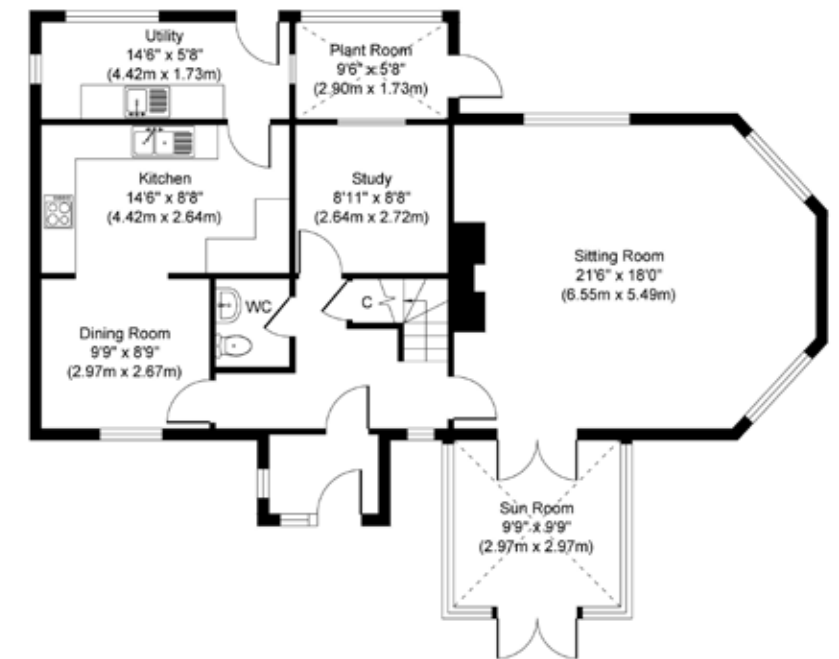




First Floor
Approximate Floor Area
636 sq. ft
(59.08 sq. m)



Outbuilding
Approximate Floor Area
476 sq. ft
(44.22 sq. m)



Ground Floor
Approximate Floor Area
1054 sq. ft
(97.91 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.

To the front of the house there is a south-facing lawn with mature borders, whilst at the rear there is a further garden with fruit trees. There is paved off-street parking and then a separate and significant brick and tile double garage. In addition to the space for two family cars, the garage also contains a separate workshop and this considerable amount of space has obvious potential for conversion into additional accommodation, an artist's studio or home gym (subject to the usual consents) or just leave it to store your car or boat!

The Flint House has been a much loved main home for many years but it is now time for a new family to enjoy its space and light. It is presented in good order but would now benefit from cosmetic updating throughout.



ALL THE REASONS



Stanhoe

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pockocks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.



Note from Sowerbys



“...the south-facing conservatory adds to the already generous proportions of the sitting room.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2782-5230-2497-0885

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: ///orchids.signified.reckon

AGENT'S NOTE

The interior images have been digitally dressed with computer generated furniture and fittings to help visualise the scale and proportions of some of the rooms.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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