



THE STORY OF

10 Church Cottages

Holme-next-the-Sea, Norfolk

SOWERBYS

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10 Church Cottages

Kirkgate, Holme-next-the-Sea, Norfolk
PE36 6LH

No Onwards Chain
Potential to Improve
Character Cottage
Heart of the Village
Purpose-Built Studio
Lovely Gardens
Three Bedrooms

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“The remaining area has remained tastefully kept and this is a quaint and tranquil place.”

Formerly two cottages, now knocked through to one, 10 Church Cottages is a pretty character property located in the heart of one of North Norfolk's most beautiful villages.

Built from traditionally local materials, such as chalk, the property sits in a tranquil spot just off the road and has lovely outlook over the church to one side, and its cottage garden the other. Only a short walk up the road you get to the popular village pub and - of course -

the exquisite sandy beaches.

The cottage has two front porches which open into separate reception rooms, a living room and dining room, which contains a kitchen.

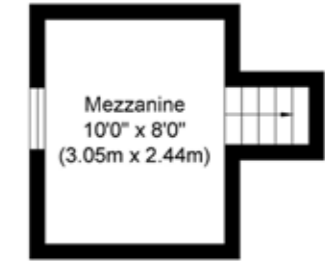
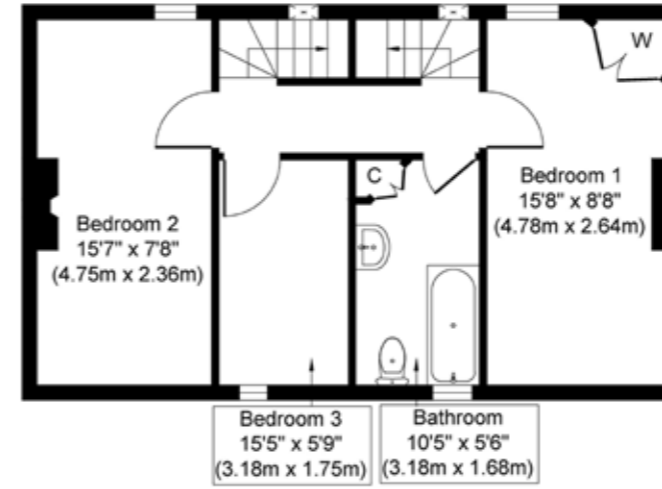
There are two separate staircases which then lead upstairs. Once upstairs there are three bedrooms, with two of them being full length of the property at more than 15ft. The upstairs accommodation is completed with a family bathroom.

Being formerly two cottages means the property has two pleasant gardens. One being mainly lawn with mature shrubs enclosing, making it private and the other a more cottage wild garden with lovely flowers. There is also a handy shed and brick-built storage area for tools and garden equipment.

Perhaps one of the unique and stand-out features is a large purpose-built art studio which sits proudly in the mature cottage-style garden. The studio contains underfloor heating, a handy WC, and a mezzanine level which has lovely views of the church beyond.

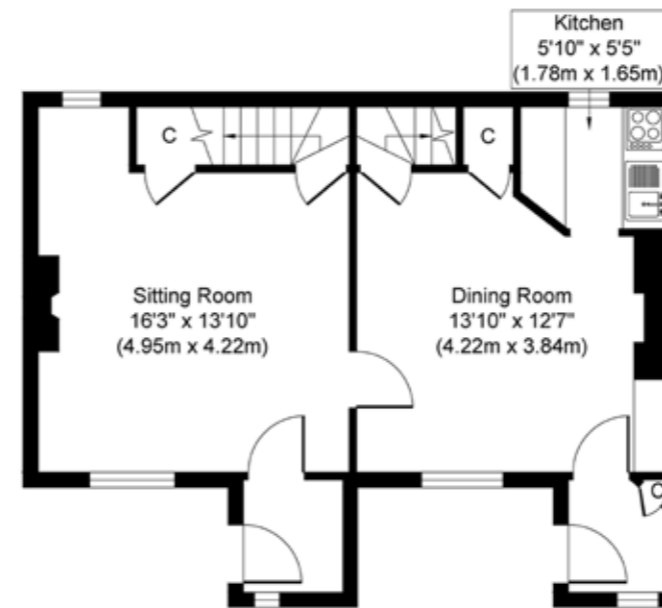
With no onwards chain, and a chance to put your own stamp on the property, 10 Church Cottages makes for the idea tranquil escape from the hustle and bustle of the busy week.





First Floor
Approximate Floor Area
455 sq. ft
(42.27 sq. m)

Studio First Floor
Approximate Floor Area
80 sq. ft
(7.43 sq. m)



Ground Floor
Approximate Floor Area
502 sq. ft
(46.63 sq. m)

Studio Ground Floor
Approximate Floor Area
234 sq. ft
(21.73 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.



ALL THE REASONS

Holme-next-the-Sea

IN NORFOLK
IS THE PLACE TO CALL HOME



A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



Note from the Vendor



“Whilst Holme is lovely, Wells-next-the-Sea is an equally lovely place to visit.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heaters.
Underfloor heating in the studio.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///class.soothing.shredder

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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