



West View Cottage
Sandy Lane | West Somerton | Norfolk | NR29 4DJ

CHOCOLATE BOX PRETTY



“With beautiful west-facing views and fabulous sunsets, plus pretty thatched elevations, this chocolate box cottage draws you in right from the start.

Totally transformed from a humble one-up/one-down, it’s been sensitively and sympathetically extended in more recent years and now offers spacious accommodation with a comfortable flow.

The large rear garden adds to the appeal, while the location, between the Broads and a popular seaside village, means you have coast and countryside on the doorstep.”



KEY FEATURES

- A Detached Thatched Period Cottage with Field Views in the Village of West Somerton
- Three Bedrooms; Two Bathrooms/Shower Rooms
- Kitchen with Separate Utility and WC
- Two Reception Rooms and a Study
- Pretty Rear Gardens back onto Woodland with a Patio, Well and Summerhouse
- Garage and Parking
- The Accommodation extends to 1,962sq.ft
- Energy Rating: E

Period cottages don't get much prettier than this! Set between farmland and woodland, this thatched home has huge kerb appeal. It's the attention to detail that you notice, the flint wall bordering the front garden, the decorative detailing of the thatched ridge - it all tells you that this is a home that brims with character.

Period Character, A Modern Layout

The cottage likely dates back to the early 1800s and would originally have been a small one-bedroom home for a marshman and his family. The front sitting room and the bedroom above form the original part of the property and the fireplace would have been where they did their cooking, with a well just outside that you can still see today. There's a bookcase to one side of the sitting room where the original front door would have been. The cottage was extended in the late 1980s and the work has been done beautifully, perfectly matching the original part of the house. Even the foundations of the extension are flint to match the original and traditional craftsmanship and materials have been used. The property was most recently thatched in 2017 and the main part of the roof should last a good 50 years from then if properly maintained.

A Social Flow

This home has been in the same family for over 25 years and it's been very well loved. You enter into the side, between the old and new parts of the cottage, moving through the entrance hall into a spacious reception hall. From here, you can access the dining room, study, sitting room and cloakroom. As we've already mentioned, the sitting room has a lovely fireplace with log burner and cottage stairs leading up to the front bedroom. The adjacent study could also be used as a ground floor bedroom or a playroom if desired. The dining room has double doors onto the garden and leads onto the kitchen, so you have a nice flow here for social occasions or family dining.





KEY FEATURES

Rooms With A View

Upstairs, all three bedrooms are large enough for doubles, and all three can be accessed from the main stairs. There's a bathroom and a shower room, plus all the bedrooms have built-in storage. The principal bedroom is dual aspect, so enjoys views of the garden and out over the fields. The front bedroom and the main rooms downstairs also face west and so benefit from the gorgeous field views and sunsets that are out of this world, the rooms filled with golden light at the end of the day.

Broads And Beach

The garden is a really good size and backs onto woodland, so it's nice and private too. You'll see abundant wildlife in the garden and in the fields over the lane, including pheasants, deer and plenty of birdlife. The patio wraps around the rear of the property, with the well as a feature. There's room on the patio for a barbecue or to soak up the sun, with a summerhouse further down the lawn providing shelter when needed and facing south to get the best of the light. Beyond the house fields stretch out before you, but you're just around the corner from the village hall and a few minutes from the beach at Winterton or from the village of Martham, which has shops, schools and everything you need day-to-day. You're well placed for the Broads (you can walk to the river from the house) and for the beach, but you're far enough inland that you don't get overrun by holidaymakers in summer – you get the best of it all here.

























INFORMATION



On The Doorstep

Martham is just over 1.5 miles distant and is a large village bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctors surgery, public library and schools and is located 10 miles north from Great Yarmouth. Martham Broad is owned and managed by the Norfolk Wildlife Trust and is a designated national nature reserve, popular with nature lovers and ornithologists.

How Far Is It To?

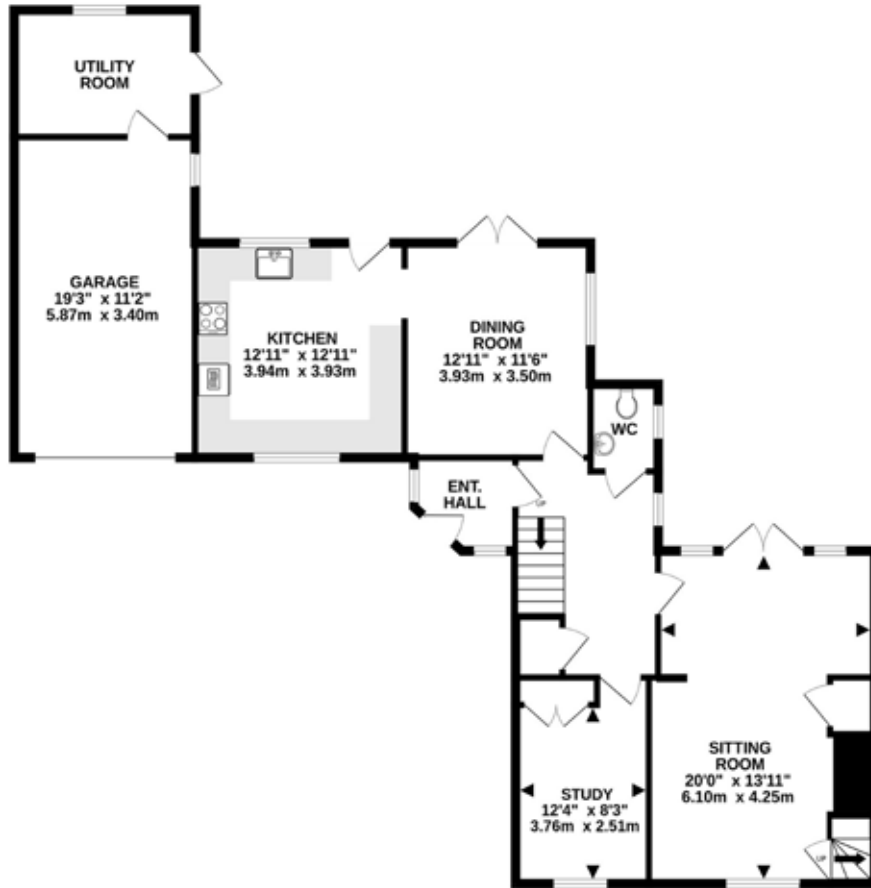
The cathedral city of Norwich is 20 miles away and has excellent educational, cultural, recreational and shopping facilities. There is a regular rail service to London Liverpool Street and an international airport, which is found to the north of the city, providing daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Wells-next-the-Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

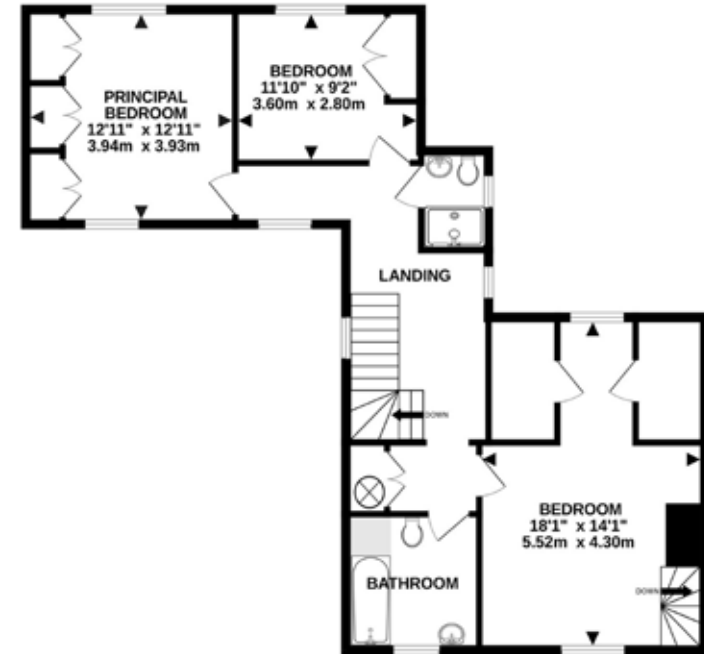
From Norwich take the A47 Southern bypass heading towards Great Yarmouth upon reaching Acle take the A1064 exit on the roundabout heading towards Caister on Sea and Hemsby. Turn left onto Main Road/B1152 and continue to follow this road and then turn right onto Mill Lane/B1152. Turn right onto High Road/A149 and then left onto Repps Road. Repps Road turns slightly left and becomes White Street. Continue onto Somerton Road and then turn left onto Sandy Lane. The property will be found on the right hand side opposite the fields.

Services, District Council and Tenure

Oil Central Heating, Mains Water and Private Drainage via Septic Tank
Great Yarmouth District Council – Council Tax Band F
Freehold



GROUND FLOOR
1145 sq.ft. (106.3 sq.m.) approx.

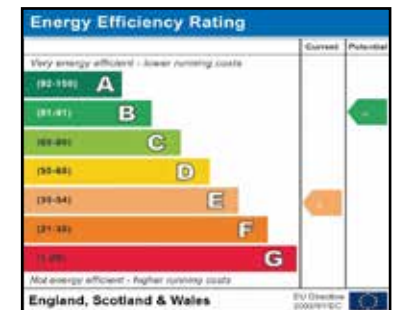


1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.

TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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
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