



THE STORY OF  
**North End**

*Briston, Norfolk*

**SOWERBYS**

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THE STORY OF

# North End

The Grange, Hall Street, Briston,  
Norfolk, NR24 2LG

Charming Village Location

Easy Walking Distance to Pubs and Shops

Around 10 Minutes Drive from Holt

Part of a Large Period Residence

Beautifully Renovated

Stunning Character Features

Three Bedrooms

Two Bathrooms

Plenty of Parking to the Front

Potential to Convert the Garage (stpp)

SOWERBYS HOLT OFFICE

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“I’ve appreciated the country way of life - fewer cars, lower population density, locally grown food, and village events...”

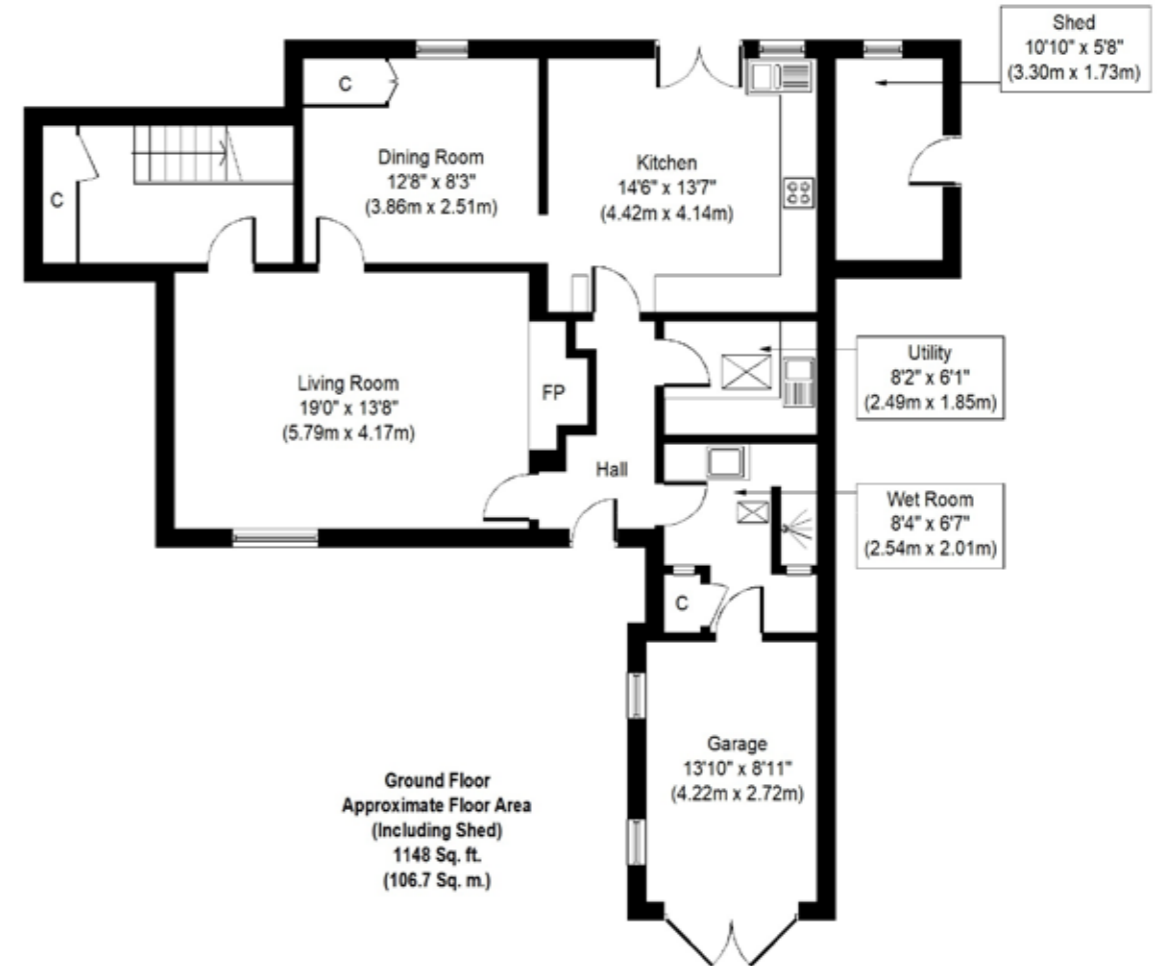
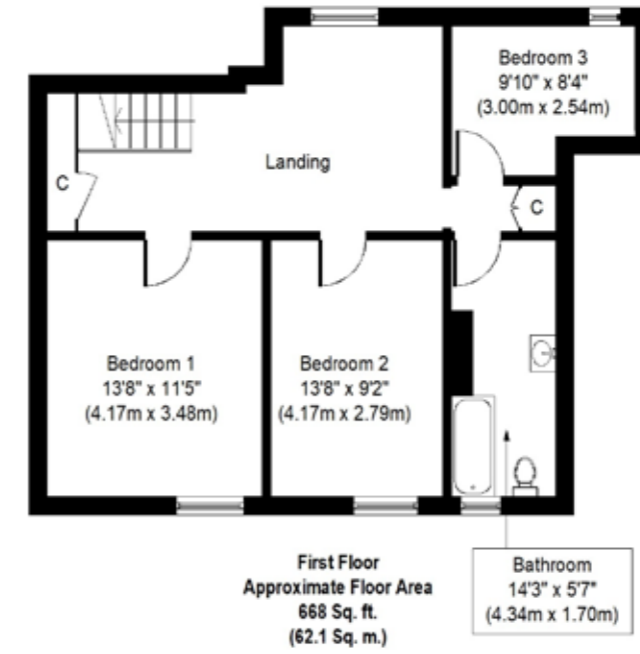
Set back from a quiet village road, this beautiful semi-detached home forms part of a period building that holds charm, character and a great sense of grandeur and privacy once inside. Located in Briston village, you have a very welcoming traditional village pub and an increasingly popular gastropub, both within easy walking distance, as well as several village shops, traditional family-run butchers and a Co-op convenience store.

North End cottage has been under the same ownership for about 24 years and has been lovingly renovated to a superb standard, remaining sympathetic to

its original nature. With three good bedrooms and a bathroom upstairs, there is also an incredibly bright and open landing. Formerly a small bedroom, the current owner has insightfully opened this space out, also giving a nod to parts of the building’s Georgian heritage.

Downstairs, there is a large living room that showcases some gorgeous character features, such as exposed beams and a large fireplace, but to have the added luxury of a separate dining room really eases the load on the kitchen/breakfast room, resulting in the main dining room being fit for a different purpose.





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 property is a large driveway, with plenty of space for multiple cars or large vehicles, and a garage which would lend itself brilliantly to a conversion, subject to the usual consents. To the rear is an enchanting garden, which our seller has enjoyed creating from scratch. A pathway winds its way down from a patio to the wild flower patch, so that you can enjoy the plant life as you wander.

Such a characterful home as North End, finished to such a loving standard in a village that boasts a strong community, is a rare find indeed. A visit to such a beautiful property will surely steal the hearts of anyone with even the longest wish list.



“Once a coaching inn, the garage is the last part of the former stables, and there’s still a well in the front garden.”





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



Blickling Hall

“There’s some beautiful parkland to explore at Blickling, and I like to visit Holt, Sheringham and Aylsham too.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0792-3029-6201-9407-7200

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: ///zooms.joys.appeal

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# SOWERBYS



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