



THE STORY OF

# Holly Cottage

*Griston, Norfolk*

SOWERBYS

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# Holly Cottage

Church Road, Griston,  
Norfolk, IP25 6PY

Cherished Family Home for Over Seven Decades

House Sits Nicely Within its Plot which  
Measures to Just Under 0.75 Acres (STMS)

Cosy Sitting Room Featuring a Log-Burner

Modern Kitchen Extension

Ground Floor Utility and Shower  
Room for Added Convenience

Three Generously Sized Bedrooms and Family Bathroom

Family Mini Golf Weaving Through the Garden

Private Gated Driveway for Additional Parking with  
Enough Room for Caravan/Campervan Storage

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“We moved to Griston in 1999 and continued to work on the cottage and garden, adding a kitchen and porch extension.”

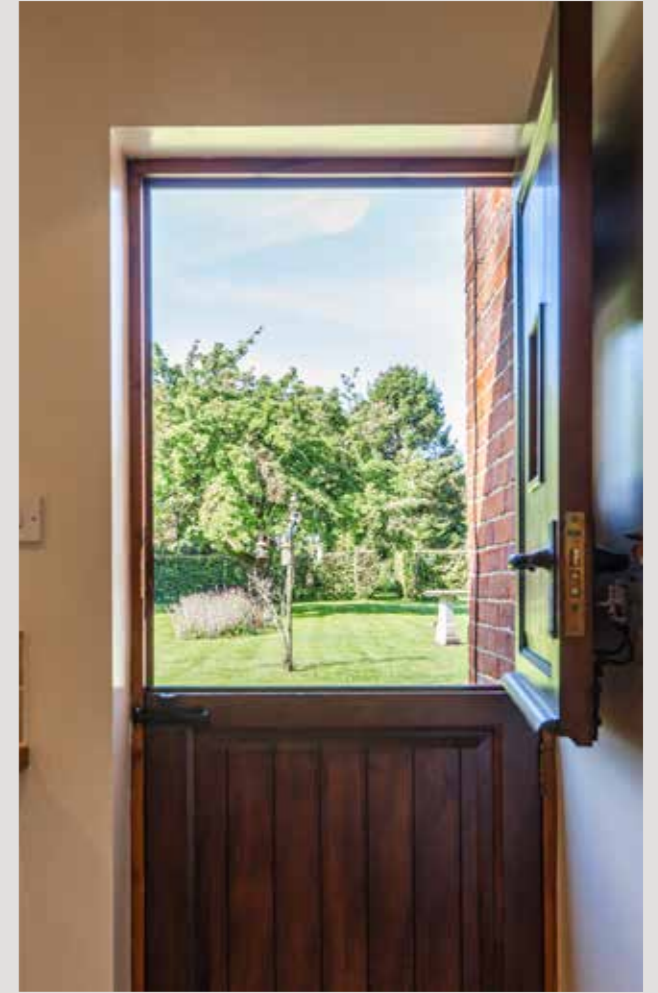
For over seven decades, this property has been a cherished part of one family's history. Even before officially becoming their own, they rented half of this charming cottage—a humble two-up, two-down dwelling where our seller was born.

Entering the property through the entrance porch with floor to ceiling cloak and storage cupboards, you step into the cosy sitting room, featuring a log-burner, making this the ideal space to spend time as a family in the cold winter months. From here there are stairs leading to the first floor, and a hallway leading to the formal dining room, with a large window looking out on to the garden, giving this

room an abundance of natural light, something that isn't always common in cottages of this age.

From here you step through an archway, and directly into what is consider the 'new' part of this period home, the kitchen/breakfast room. With plenty of windows this room too is always flooded with natural light. There is also space for an island or a small table. The ground floor also benefits from a utility room which has ample storage cupboards and a shower room.

Ascending to the first floor three generously sized bedrooms and a family bathroom can be found.



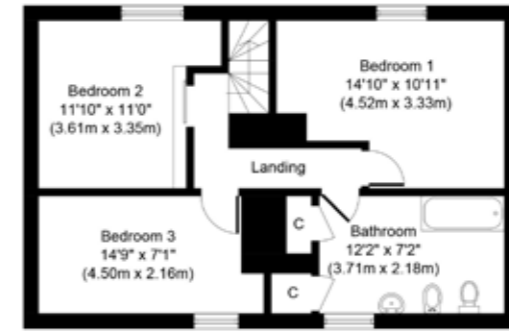


The garden measures approximately 400ft in length, the total space the garden stretches to is just under 0.75 acres (STMS). Being broken up into several areas, the formal garden consists of mature shrubs and tree as well as a pergola with a bench beneath it; this is the perfect area to relax and unwind whilst enjoying the peace and quiet.

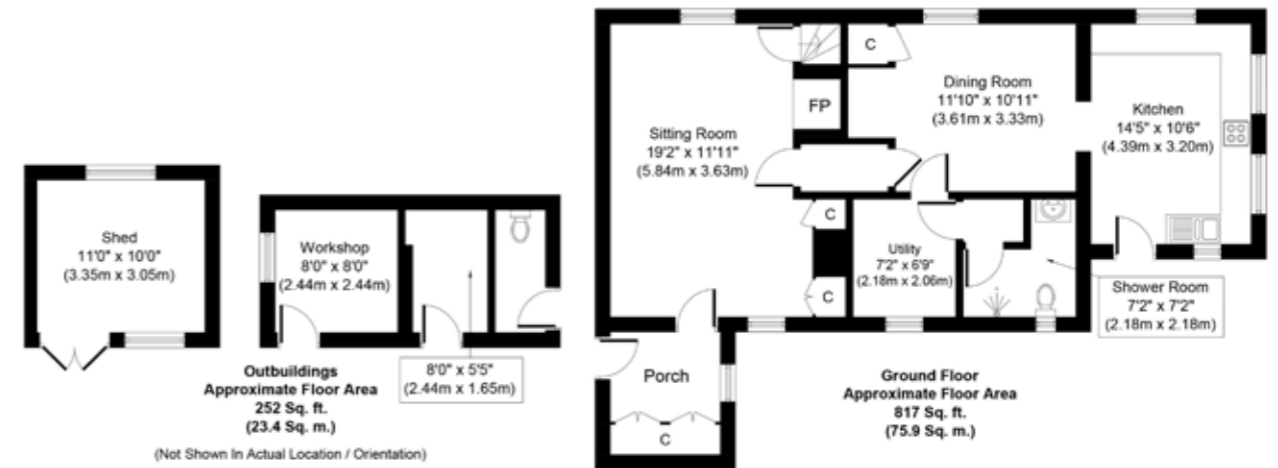
The garden also consists of a family favourite, a mini golf course that stretches the entire length of the property, it has been the heart of this family's home with many hours spent enjoying each other's company. As well as this, there are two outbuildings, a shed and workshop.

For an added sense of luxury there is a separate gated driveway for addition parking with enough space for caravan/ camper van storage.





First Floor  
Approximate Floor Area  
586 Sq. ft.



Outbuildings  
Approximate Floor Area  
252 Sq. ft.  
(23.4 Sq. m.)

Ground Floor  
Approximate Floor Area  
817 Sq. ft.  
(75.9 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.

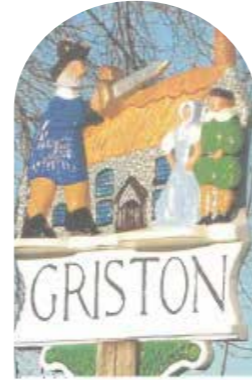
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ALL THE REASONS

# Griston

IS THE PLACE TO CALL HOME



Griston is a village just 2.9 miles from the town of Watton. Griston Hall near Wayland Wood is in folklore the Babes

in the Wood; a tale of a wicked uncle who ordered the death of his wards so he could inherit their property. The village sign reflects this tale.

Watton is located in the heart of Breckland, the town is well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England's only loch. In 1875, Scottish railway workers excavated land to establish a new railway from Thetford to Watton and the site filled with water from the River Wissey, forming a lake. A group of Victorian entrepreneurs saw the potential to develop this picturesque spot into a pleasure garden with woodland trails, boats, a bandstand and even winter ice skating. Although the

attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.

With its many historic and stunning natural landmarks, plus a superb range of properties to discover, Watton is a jewel in Norfolk's rural crown.



Note from the Vendor



“Having such a large garden makes it a pleasure when friends and family come to stay or visit.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 5737-5728-9200-0089-9276

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: ///splendid.pods.margin

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.

# SOWERBYS



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