



THE STORY OF

The Homestead

Hanworth, Norfolk

SOWERBYS

S

THE STORY OF

The Homestead

The Common, Hanworth,
NR11 7HP

Four Bedroom Family Home

Idyllic Village Common Location

Wealth of Period Features

Highly Versatile Accommodation

Striking New Kitchen/Dining Room

Double Car Port and Garage

En-Suite to Principal Bedroom

Spacious Private Garden

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“Its charming garden allows the custodians of The Homestead to make the most of the wonderful setting...”

Enjoying a highly sought after location nestled on one of the most picturesque commons in the country, this substantial home boasts character in abundance combined with striking open plan living spaces tailored to modern family life.

Extending to over 2,500sq. ft., the deceptively spacious accommodation briefly comprises: a central entrance hall flanked by a study to one side and a generous snug to the other, both enjoy

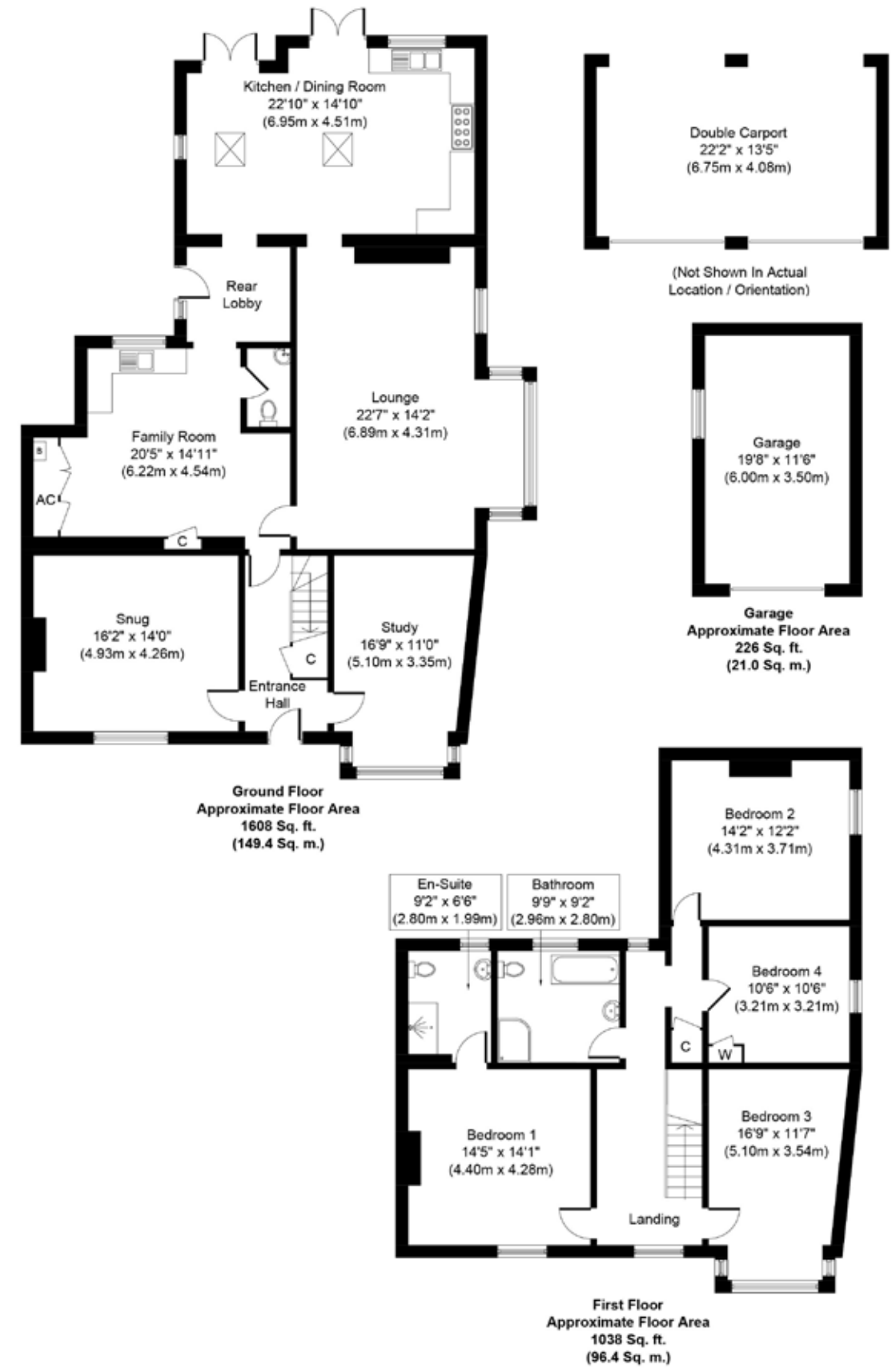
pleasant open views of the common and pond opposite. Beyond these rooms lies a splendid formal living room showcasing a striking parquet floor as well as the original exposed brick fireplace now housing a wood burning stove. A family room is found adjacent to the sitting room adding useful versatility to the home with ample space to serve as a play room/additional study with hardwearing stone floor and a selection of kitchen/utility units with space and plumbing for white goods.



Undoubtedly the highlight of the accommodation is the striking kitchen/dining room found to the rear, with dramatic vaulted ceilings and half gable glazing flooding the space with light and providing direct access to the rear garden. A bespoke shaker kitchen is topped with solid timber and houses an Everhot double range, and this expansive room happily houses an eight seater table.

Upstairs, the generous principal bedroom boasts yet more tranquil countryside views and benefits from a stylish en-suite whilst the three additional bedrooms are all spacious doubles and are well served by the central family bathroom.





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.

Outside, the property can be accessed from both the front and the rear. The front garden features a brick pathway to the front door flanked by two sunny patches of lawn bordered by a low brick and flint wall – this space continues to wrap around the side of the property offering numerous raised beds. To the rear of the home, a sprawling sun terrace leads to the manicured raised lawn bordered by a run of established trees providing excellent privacy. At the bottom of the garden a large shingle driveway is complemented by a substantial double carport as well as a brick built single garage



ALL THE REASONS



Hanworth

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village approximately 5 miles from the North Norfolk coast at Cromer and Aylsham to the south,

Hanworth is surrounded by rolling hills and fields, providing a peaceful and picturesque retreat from the hustle and bustle of city life. It's main notable attribute is Hanworth Common, the largest such enclosed common in England, which covers 35 acres and is protected by cattle grids. All residents have grazing rights; currently about 50 cattle graze on the land between May and October.

Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. With an elegant pier, Pavilion

Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Hanworth is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Note from Sowerbys



Cromer Seafront

“...perfectly placed for both city and coast.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2536-9050-2109-0615

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: [///contacts.running.knowledge](https://contacts.running.knowledge)

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL