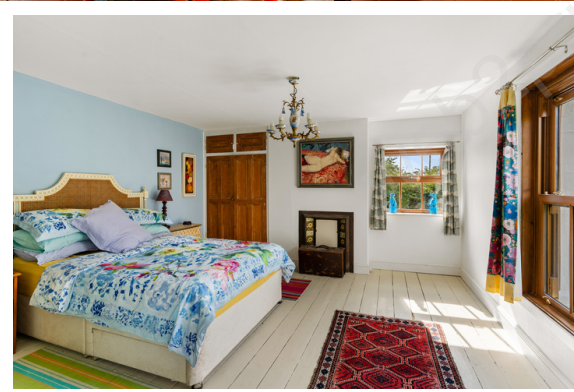




Church Cottage

Black Street, Winterton-on-Sea, Norfolk, NR29 4AP

BROWN & CO



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A charming four-bedroom coastal cottage pleasantly positioned opposite the Church with outbuildings, well-tended gardens, and outdoor swimming pool.

Acreage – 0.242 acres (stms).

£615,000



DESCRIPTION

Church Cottage has been lovingly restored following a meticulous renovation by the current owners who acquired the property in 2020 having previously been in the same family for over 25 years. The house retains a great deal of character, being built in 1859 with later additions and enjoys distinctive Victorian architecture with two fine fireplaces, sash windows and original floorboards.

The accommodation is well arranged on two floors and is approached at the front into the entrance lobby which provides access to the shower room and inner hall. Off the inner hall lies the formal dining room, utility room, staircase to the first floor and access is provided into the kitchen breakfast room. The kitchen is light and airy and enjoys handmade 'shaker' style units with integrated hob and cooker appliances. The garden room links in well with the kitchen area. Steps from the kitchen also lead up into the sitting room with an attractive log burner acting as the focal point of this lovely room.

On the first floor there are four bedrooms and a family bathroom positioned off the landing. Three of the rooms are doubles, with fitted wardrobes to two, and the fourth is a single. The bedrooms enjoy delightful views over the gardens and swimming pool.

Church Cottage is approached off Black Street into a shingled driveway with parking for a number of vehicles. The property sits directly opposite The Holy Trinity and All Saints Church, and a super view is naturally offered.

There are two outbuildings at the front of the house constructed of brick and flint elevations under a pantile roof with one being used as a store and the other as a studio. Both are excellent components to the main house and could be converted subject to the necessary planning consent being forthcoming. There is also a smaller brick and flint outbuilding which is used for further storage.

Much of the charm of Church Cottage remains in the side and rear gardens which have been lovingly tended and offer a great deal of privacy from neighbouring properties. The side garden hosts a kitchen garden of raised beds, two sheds and a terrace wraps around the property to the south. The swimming pool is fully enclosed by picket fencing and has been fully restored by the current owners.

Services – Oil fired central heating, mains water, mains drainage, mains electricity.

Local authority – Great Yarmouth Borough Council

LOCATION

Winterton-on-Sea is a popular seaside village on the northeast Norfolk coast with its beautiful sandy beach. Local amenities include a Post Office/Newsagent/General store, a General store, a Fish & Chip shop, a Public House and a Holiday centre with a restaurant/bar which is open to holiday makers & locals. There is also a Beach Café. Winterton is conveniently located for access to Great Yarmouth and the Norfolk Broads and around 22 miles from Norwich.

DIRECTIONS

Leave Norwich eastbound on the A47 towards Acle and Great Yarmouth. Remain on the A47 dual carriageway on the south side of Acle which leads round to the east to a roundabout and then take the second exit onto the A1064. Remain on this road over Acle bridge and take the next turning on the left onto the B1152. Follow the road through Clippeby towards Repps with Bastwick and turn right at the first signpost for Martham. At the T-junction on the A149 turn right and then immediately left, continuing towards Martham and follow this road through the village, passing Flegg High School on the left towards West Somerton. Turn right just past The Lion public house and follow this road through East Somerton towards Winterton. Upon reaching Winterton as the road starts to veer round to the right, take the left turn onto Black Street. Church Cottage is the first property on the right.

AGENT'S NOTES:-

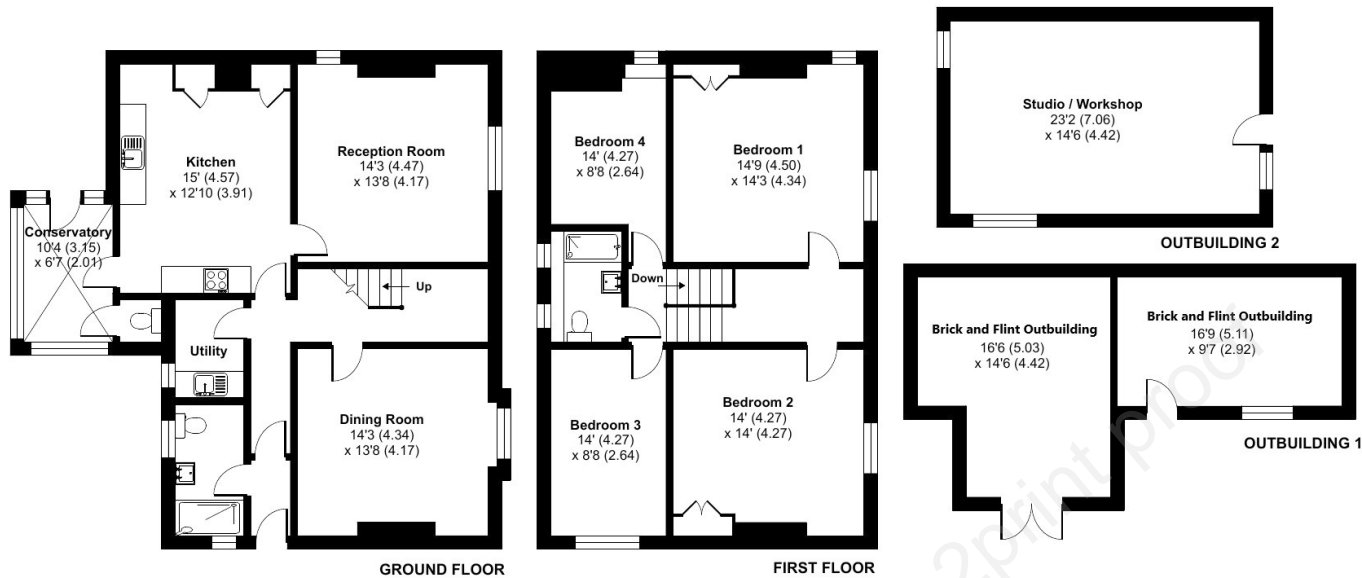
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Black Street, Winterton-on-Sea, Great Yarmouth, NR29

Approximate Area = 1824 sq ft / 169.4 sq m
 Outbuilding = 716 sq ft / 66.5 sq m
 Total = 2540 sq ft / 235.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Brown & Co. REF: 1031725

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Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

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 Property and Business Consultants