



THE STORY OF

2 The Cottages

Little London, Norfolk

SOWERBYS



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2 The Cottages

The Street, Little London,
Corpusty, NR11 6QA



Two Bedroom Brick and Flint Period
Cottage in a Beautiful Setting

Short, Scenic Walk to Village Shop and Pub

Refurbishment Needed

Rear Garden with Brick Outbuilding

Off Road Parking



Little London is an incredibly charming hamlet, sitting just on the outskirts of Corpusty. Brilliantly located, it's just a 15 minutes drive to either Holt, Reepham or Aylsham. Take a picturesque wander down country lanes, through Norfolk's rural life and you will pass many beautiful period properties to find the village shop, and The Dukes Head pub, only about 10minutes away.

2 The Cottages is a very attractive, period brick and flint, mid-terraced cottage which hosts brilliant character and

charm. It has been a much-loved holiday home for the same family over the past 50years, and it is with a heavy heart that the property is seeing the market for the first time in over five decades.

Whilst this modest cottage is in need of refurbishment, it presents a fantastic opportunity for anyone searching for their first property project. This cottage would equally suit just as well as home-from-home or an investment opportunity.

SOWERBYS HOLT OFFICE

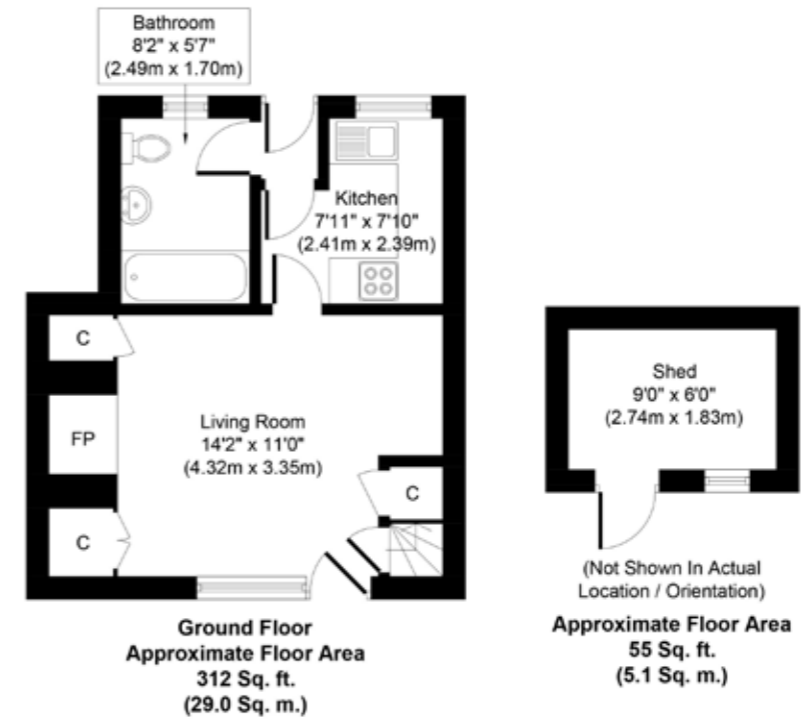
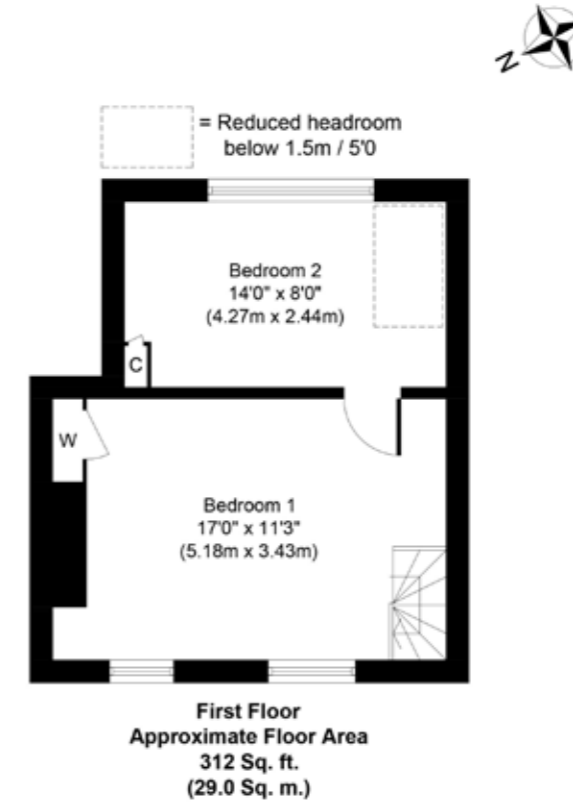
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With two great bedrooms above, and a generous living room, kitchen and bathroom below, this incredibly sweet cottage is very well-balanced and comes with the huge benefits of not only off-road parking and a rear garden, but a brick-built outbuilding too, which presents a superb storage solution.



Nestled in a scenic location with the essentials within easy walking distance, this heart-warming little cottage presents a wonderful opportunity for those wishing to put a stamp on their own Norfolk cottage, or to place their first step on the property ladder.



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.

ALL THE REASONS



Little London

IN NORFOLK
IS THE PLACE TO CALL HOME



Little London is a charming hamlet, situated on the outskirts of Corpusty.

Filled with

community spirit, Corpusty offers a primary school, a small shop with post office and a local pub overlooking the village green. It is a beautifully rural place to be with wonderful walking and cycling routes nearby.

Just over six miles away, the strong sense of community continues among the proud residents and local businesses of Holt.

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 that 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. Whilst on the edge of town is the eponymous Gresham's school.

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!

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from the Vendor



2 The Cottages

“It’s peaceful and cosy here - a lovely place to relax.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. There is no central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

G. Ref:- 6000-6242-0022-2393-3173

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: ///skipped.disbanded.fund

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