



THE STORY OF

40 Stocks Hill

Bawburgh, Norfolk

SOWERBYS

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40 Stocks Hill

Bawburgh, Norfolk,
NR9 3LJ

Charming Character Cottage with No Onward Chain

Two Double Bedrooms

Idyllic Village Location

Wonderfully Presented Throughout

Large Sitting Room with Wood-Burner

Hardwood Cabinetry in Kitchen

Highly Desirable Location

Extensive Outbuildings

Large Driveway

Rolling Countryside Surroundings

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“A home with space, charm, and character.”

Nestled amongst the idyllic countryside of Bawburgh, a characterful and beautifully presented cottage awaits on the fringes of rolling countryside, providing enchanting views for the lucky inhabitants. A wealth of outbuildings makes this a charming home, with the ability to cater for even the most unique of lifestyle requirements.

The deceptively spacious accommodation showcases character and luxury in perfect harmony with immaculately presented interiors to be found around every corner.

The country kitchen showcases a wealth of fine hardwood cabinetry, whilst the inviting sitting room features a stunning exposed brick fireplace at its heart, housing a wood-burning stove. Reams of natural light fill this room making it a delight in all seasons, though one can't help but feel that cosy winter evenings with the fire roaring may well be amongst the fondest memories that await in this home.

A handy garden room completes the ground floor with doors to both aspects, integrating the generous garden perfectly.



“The sitting room is cosy, yet spacious. With the wood-burner a glow it is especially nice during the autumn and winter.”



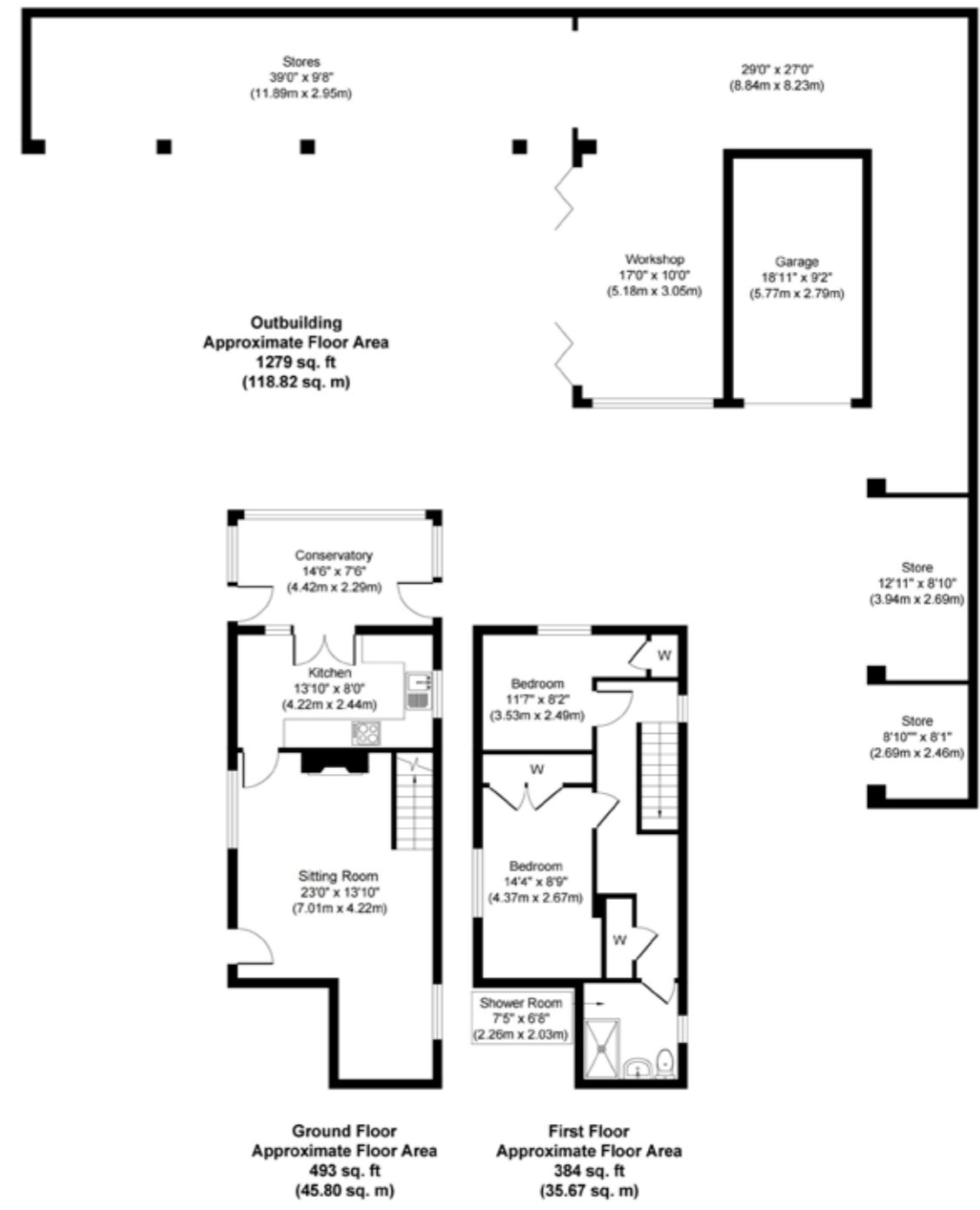


The first floor is home to the two double bedrooms. The principal bedroom enjoys high ceilings and more natural light, with the added benefit of large integrated storage, whilst the second bedroom is comfortably a double with space for further storage. Both are well-served by the central family shower room, currently fitted as a well-presented wet room.



Amongst the most noteworthy features of this home is not only the plot in which it sits, but also the extensive selection of outbuildings to be found. Over 1,200 sq. ft. of a variety of stores, garaging and workshop space make for an extraordinarily versatile and practical offering. Truly a home like no other.





“Bawburgh is quiet but there are things going on if you wish to join in. You feel like you’re in the countryside but you have everything to hand which is perfect.”

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

Bawburgh

IS THE PLACE TO CALL HOME



Bawburgh is a picturesque village nestled in the heart of the beautiful Norfolk countryside, located approximately four miles to the west of the historic city of Norwich.

One of the stand-out features of Bawburgh is its stunning natural surroundings. The village is situated along the banks of the River Yare, which meanders through the area, providing not only a scenic backdrop but also opportunities for leisurely walks or a paddle in the river.

Bawburgh offers a close-knit and friendly community. The Village Hall is at the heart of the village, hosting regular events from coffee mornings and quiz nights, to play groups and youth clubs.

Annual events such as the village fete, bonfire night and Christmas fair are further times where the community comes together.

In addition to the Village Hall, there is also a church, school, public house, and a golf course.

For those seeking further amenities and conveniences, the historic city of Norwich provides easy access to shopping, dining, cultural attractions, and educational institutions.

It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

Bawburgh's proximity to the city allows you to enjoy the best of both worlds: the tranquillity of village life and the amenities of a vibrant city.



Note from the Vendor



“The countryside views from multiple rooms through all seasons are lovely to see...”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage to septic tank. Heating via oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2048-1114-1110-8518-4951

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: ///trapdoor.trendy.richer

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