



THE STORY OF

62 Church Hill Cottages

Grimston, Norfolk

SOWERBYS

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62 Church Hill Cottages

Gayton Road, Grimston,
PE32 1BG



Grade II Listed

Mid Terraced Cottage

Two Double Bedrooms

Modernised Throughout

Newly Fitted Stable Door and Bespoke Kitchen

Sitting Room with Log Burner

Delightful Garden with Beautiful Walks Nearby

Off Road Parking

Superb Church Views



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“When I first visited the cottage, it immediately felt restful.”

Recently transformed, this quintessential Norfolk cottage creates the perfect retreat, and is steeped in character.

A bespoke and prestigious deVol Kitchen welcomes you through a stable door - an entrance which offers great versatility and marries a south-facing garden and the charm within wonderfully; the perfect area to dine, relax and enjoy all through the day.

Notably an original bread oven remains in place in the kitchen, retaining the character of this grade II listed cottage.

Period detail continues into the sitting room, with pamment tiled flooring, a wood-burner and newly fitted stylish shutters. An ideal space to unwind and put your feet up in front of the fire after a day exploring the surrounding countryside.



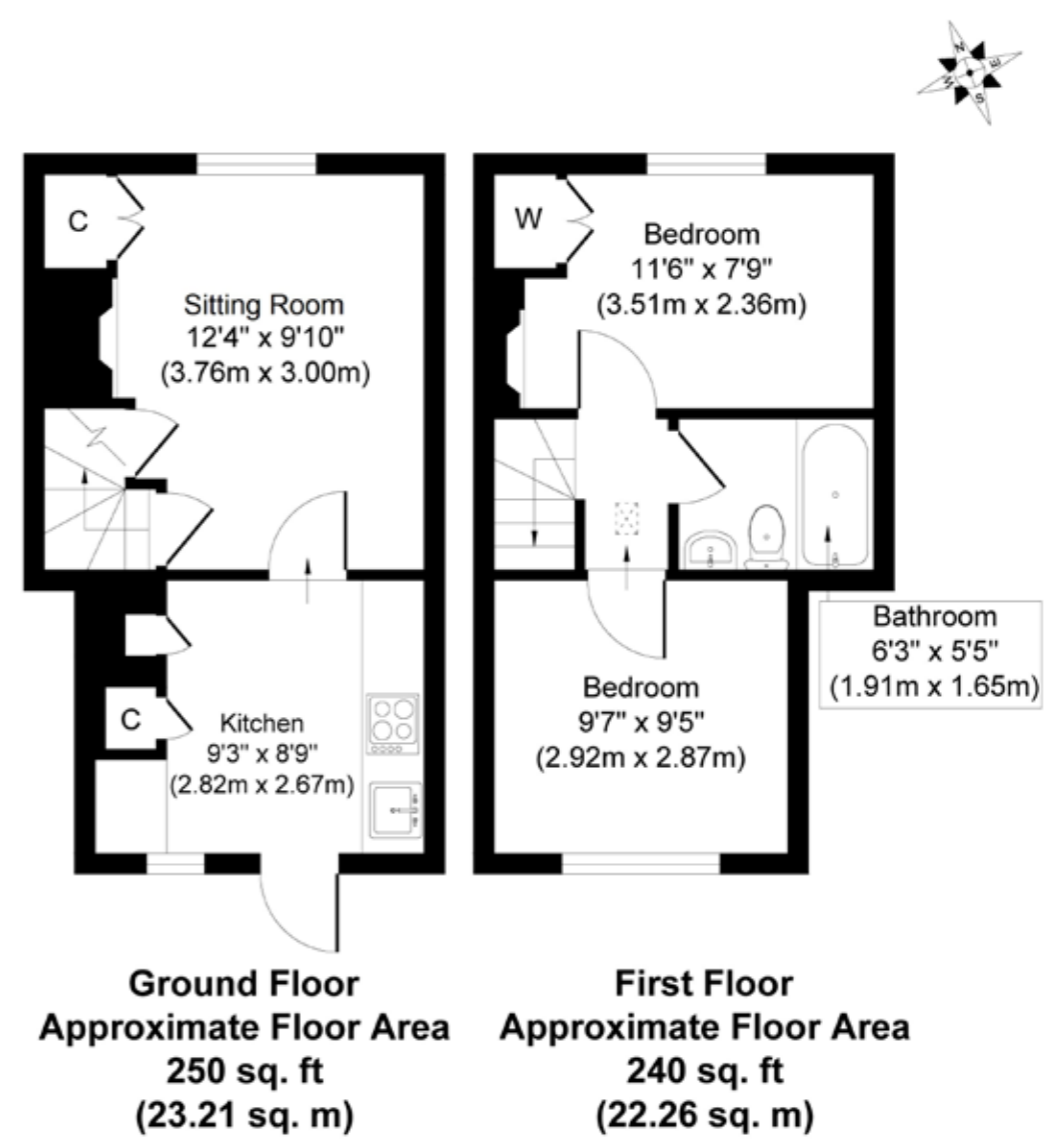


Ascending to the first level, with pleasing views to the church, a sense of comfort and cosiness is immediately apparent. Both bedrooms have been tastefully styled and decorated, and a beautifully fitted bathroom has also benefitted from a makeover.

“The cottage has a lovely tranquillity to it...”

The outside space has been transformed into a pleasant cottage garden, which is bursting with colour. Stepping stones lead down to the rear gate, where there is a shared parking area.





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



Grimston

IN NORFOLK
IS THE PLACE TO CALL HOME



If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries. There is also a direct rail line into London King's Cross Station, which goes via Cambridge, for those needing to commute.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The



Note from the Vendor



Castle Rising is just five miles away.

“We've loved the community spirit and lovely neighbours, plus it's a great base for exploring the rest of Norfolk.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric radiators.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 8803-7784-2829-2026-8913

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: ///delusions.declines.design

AGENT'S NOTES

We are aware that there are restrictive covenants in place, please contact our King's Lynn office for further details.

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SOWERBYS



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