



THE STORY OF
Mardle End
Sharrington, Norfolk

SOWERBYS

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THE STORY OF

Mardle End

1 The Street, Sharrington,
Norfolk, NR24 2AB

Substantial, Detached Brick and Flint Residence

Over 2,600sq ft. of Accommodation

Great Scope for Enhancement

Established Grounds of 1/2 Acre (stms)

Four/Five Bedrooms

Well-Proportioned Receptions

Idyllic Village Setting

Surrounded by Open Countryside

Conveniently Located for Holt, Gresham's School

Close to North Norfolk Coastline

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“We would say our home is warm, quiet,
and a fantastic period property.”

Nestled amongst rolling Norfolk countryside in its very own haven of established gardens, this substantial period residence offers scope to create your very own dream north Norfolk country home.

Mardle End is a substantial period residence set in over 1/2 acres (stms) of established grounds and boasts extensive and highly versatile accommodation that extends to over 2,600sq ft.

Believed to date back in parts to the 1870s and formally a pair of classic brick and flint estate cottages, this fine home now stands proud in an extensive plot with later extensions and modifications that collectively come together to create a

spacious and adaptable home.

Set over two floors and extending to an impressive 2,666sq ft., the property presents great opportunity for further enhancement and adaptation to suit personal tastes and needs. The extensive ground floor showcases character-filled accommodation that perfectly embraces the delightful grounds.

A 27' open plan kitchen/dining room is the heart of this home and features a range of hand built cats-paw oak units, a decorative cast iron range, conventional cooking appliances, and generous dining space with an open fireplace. Off the kitchen is a spacious utility/laundry room and guest WC.



A rear hall leads through to a generous living room which is blessed with a plethora of period features including exposed beams, feature flint wall, and an open fireplace. This bright and spacious reception enjoys a dual aspect over the ground.

A substantial, single-storey extension on the west wing of the house has provided a triple aspect room with a semi-vaulted ceiling. This large and versatile room has previously been utilized as a ground floor bedroom and benefits from a modern en-suite shower room but comfortably functions as a versatile reception room.



“The conservatory has sun all day and the kitchen window has beautiful views over the fields.”

The ground floor accommodation is further enhanced by a study and garden room.

To the first floor, there are four-bedroom options including a spacious, dual-aspect principal bedroom with an en-suite, a generous second/guest bedroom with a jack and jill style bathroom plus two further bedrooms. Each of the bedrooms enjoys delightful garden and countryside views.





In addition to the main accommodation, there is an attached single garage plus an attractive brick and flint detached garage.

Mardle End enjoys an idyllic environment thanks to its extensive and established gardens that encapsulate the house and extend to just over 1/2 acre (stms).

To the front of the house, a brick and flint wall encloses a front garden and generous driveway and hardstanding that accommodates plenty of off-road parking.

The rear garden is mature and established with sprawling lawns peppered with shrubs and a fine selection of trees. It would be more than fair to say that the gardens would now benefit from a degree of landscaping and design but offer great scope for enhancement and personalisation.





First Floor
Approximate Floor Area
938 sq. ft
(87.14 sq. m)



Garage
Approximate Floor Area
178 sq. ft
(16.53 sq. m)

Ground Floor
Approximate Floor Area
1726 sq. ft
(160.53 sq. m)

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



Sharrington

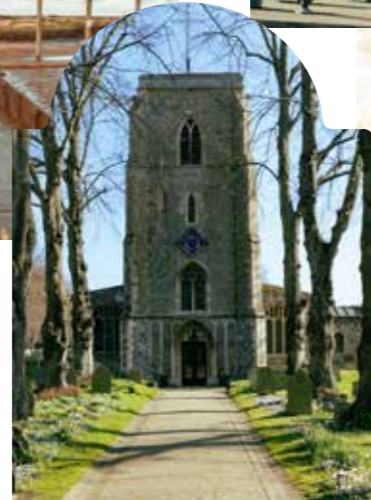
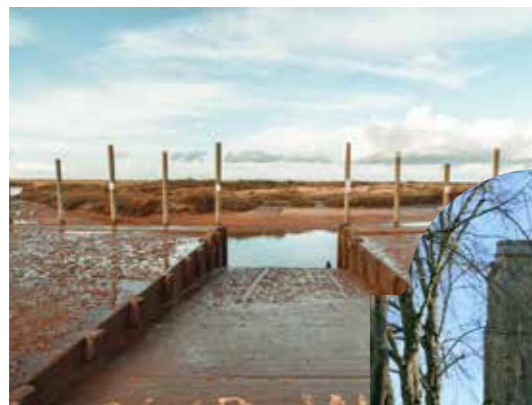
IS THE PLACE TO CALL HOME



The village of Sharrington is about three-and-a-half miles west of Holt and boasts a church dating from the 13th century and a medieval hall.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



“We love the countryside views and how peaceful it is here. There is also easy access to the coast and Holt.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///rats.tabloid.hamsters

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