



THE STORY OF

# Blackberry Cottage

*Harpley, Norfolk*

SOWERBYS

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# Blackberry Cottage

Nethergate Street, Harpley Norfolk  
PE31 6TW

Guide Price £400,000 to £425,000

Sold Chain Free

Open Fire Place

Kitchen/Breakfast Room

Sun Room with Easy Access to the Rear Garden

Brick and Flint Cottage

Beautifully Appointed Family Bathroom

Three Double Bedrooms

Popular Village

Superb Walks Right on the Doorstep

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“When you’re inside this home, you can really feel the charm and the character afforded by a Norfolk cottage.”

Strolling through many a picturesque village of Norfolk, one of the most alluring aspects is so often the use of local materials to create quaint and cosy properties. It is, perhaps, a brick and flint cottage which best personifies this county, a mainstay up and down streets and the fabric of many a building so easy to call home.

Nestled at the heart of the picturesque village of Harpley is Blackberry Cottage, a home-from-home for the past 12 years,

a space to enjoy the best of Norfolk living throughout the year.

Charming both inside and out, it’s an easy feat to fall in love with this well looked after cottage.

Step through the front door and find the hub of this home, an open plan sitting/dining room with dual open fire places. You can imagine snuggling up in front of the crackling fire, with a hot brew in one hand and a good book in the other.



The easy access to the solid oak kitchen further enhances why this front room takes centre stage. The kitchen itself has been carefully designed to enhance the space and charm of this home. Connected to the kitchen is another seating area, which depending on your needs and requirements could be a breakfast room, dining room or even an office.

Completing the ground floor space in the sun room which comes into its own in those particular warmer months. Whilst offering a retreat all year round, the french doors open onto the rear garden and you can let the outside space in, creating the ideal room where you can wine and dine from the middle of the day all the way into late evenings.





Heading upstairs and a landing gives access to three good sized double bedrooms, and a family bathroom. The bathroom is beautifully appointed with a roll top bath, as well as a separate shower; after a long day this could be the perfect place to unwind with a well-deserved bubble-filled bath.

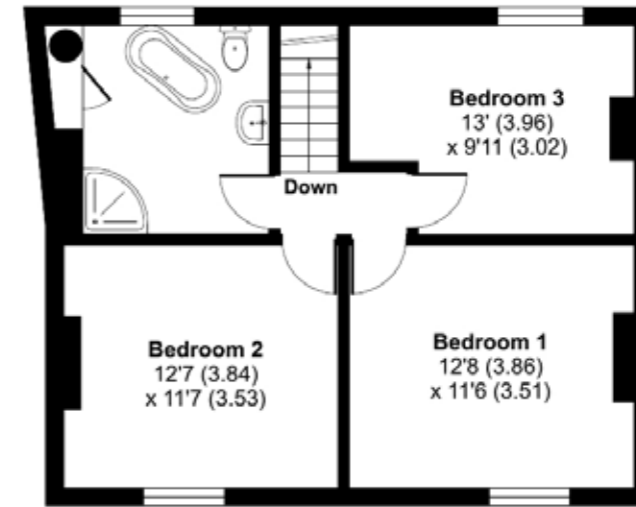
The outside space is of low maintenance with front shrubs and flower beds complementing the beautiful flint exterior. An enclosed rear garden is gravelled to provide a lovely space to enjoy, without the need to continuously tend to the garden.

Blackberry Cottage is a charming home packed with character. With no upward chain, it is ready to welcome new owners and make this lovely home their countryside residence.

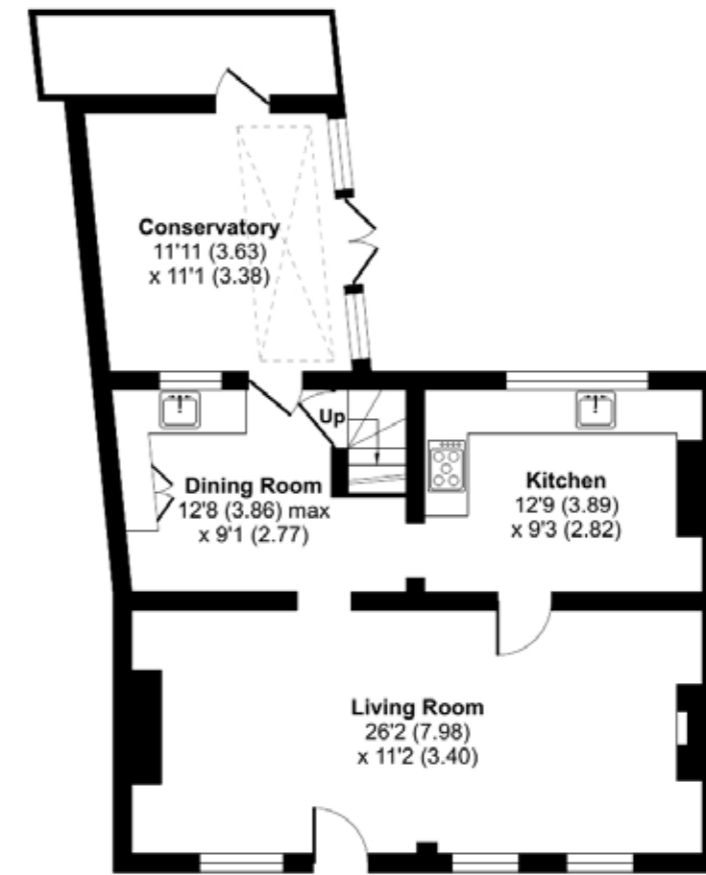




Approximate Area = 1261 sq ft / 117.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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



# Harpley

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village between King's Lynn and Fakenham, Harpley is conveniently located close to the A148 with excellent links to

King's Lynn, Norwich and further afield. It's also within easy reach of the beautiful north Norfolk coast. The village itself is bordered by Peddars Way, the ancient trade route linking Suffolk with Holme-next-the-Sea in north Norfolk. Once used by Romans to move troops, today it provides a wealth of walking and cycling routes around rural Norfolk. There's plenty of history to discover here: north west of the village are remains of Bronze Age round barrows, and a Neolithic long barrow stands on Harpley Common.

The Rose and Crown is in the village centre, a welcoming village pub serving excellent food, popular with locals and visitors alike. There's also a village hall and a primary school, and local shops can be found nearby at East Rudham, Great Massingham and Bircham.

Harpley dates to the time of Domesday Book – take a stroll around the village to take in the many historic buildings. St Lawrence Church features beautiful carvings including the south door, thought to be one of the finest examples in the country.



Note from Sowerbys



“Whilst there are many walks on your doorstep, the Sandringham Estate is only a short drive away too.”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 9171-3018-4203-5852-2200

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: ///sharpened.symphonic.expect

### AGENT'S NOTE

Some images have been virtually staged, showing computer generated furniture.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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