



THE STORY OF

Owl Cottage

Thornage, Norfolk

SOWERBYS



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Owl Cottage

The Street, Thornage,
Norfolk, NR25 7AD



Perfectly Located to Key Areas in North Norfolk

Beautifully Presented

Two Bedrooms and Bathroom Upstairs

Wonderful Character Throughout the Home

Additional Garden Giving Way for Off-Road Parking



Thornage is a beautiful village, boasting historic properties and gorgeous walks all on your doorstep. Being only 2.7 miles from Holt, it is only a several minutes' drive to access the town centre where you will find everything this Georgian market town has to offer, from independent cafes and bars to quintessential and quirky shops.

would also be suitable as a holiday let as well as a main residence.

There is a private courtyard garden to the rear, with access to the lode where we have a large, additional piece of land that works brilliantly as extra garden space but more so to have off-road parking for multiple cars.

Owl Cottage is a stunningly presented two-bedroom mid terrace cottage that holds captivating character and charm, something that is prominent from the moment you walk in. It is easy to see why this lovely cottage has been such a wonderful holiday home over the years to our sellers, providing them with wonderful memories. This home

What makes Owl Cottage so special is not only how well-presented it is, nor the benefits of outside space and parking, but its location to access arguably the pinnacle areas of north Norfolk, be it coastline or countryside, Owl Cottage opens its door to it all.

SOWERBYS HOLT OFFICE
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First Floor
Approximate Floor Area
300 sq. ft
(27.87 sq. m)

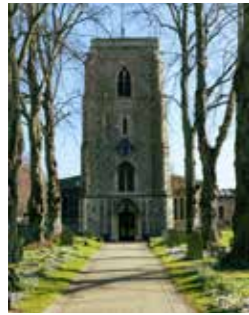


Ground Floor
Approximate Floor Area
300 sq. ft
(27.87 sq. m)

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.

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ALL THE REASONS



Thornage

IN NORTH NORFOLK
IS THE PLACE TO CALL HOME



A quiet hamlet on a by-road in the Glaven Valley, Thornage is located approximately 2.5 miles from the Georgian town

of Holt and the stunning north Norfolk Coast is just 6.5 miles away.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative, which waves the flag for the independent shops that add vibrancy to the Georgian town centre. 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 which has been run by the same family since 1770.

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! On the edge of town is the eponymous Gresham's school.

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.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city.



Note from the Vendor



“We have really enjoyed the peaceful location with access to the beautiful countryside and nearby coast.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via digital electric radiators. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2798-2012-7217-6931-5904

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: ///hurtles.machinery.tickets

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SOWERBYS



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