



Rose Cottage
7 High Street | Southrepps | Norfolk | NR11 8AH

MAKE A NEW START



This flint cottage with period features including oak beams, inglenook fireplace, farmhouse doors and wooden floors offers so much versatility.

It has lots of potential either as a holiday home, or for first time buyers, or somewhere to lay down roots and embrace Norfolk country life in this quiet village which still offers amenities. Plus it's only 15 minutes from the Victorian town of Cromer.



KEY FEATURES

- A Brick and Flint Semi-Detached Cottage situated in the Village of Southrepps near Cromer
- Three Bedrooms; Ground Floor Family Bathroom and a Separate WC
- Fitted Kitchen with Range Style Cooker
- Two Reception Rooms and a Breakfast/Family Room
- The Property Offers Great Versatility, the Opportunity to Finish to your Taste and the Possibility to Extend (Subject to Planning)
- Large Garden with Secluded Patio Area
- Off Road Parking for at least Four Cars
- The Accommodation extends to 1,177sq.ft
- Energy Rating: E

Rose Cottage is perfect for beach lovers who still want to be part of village life. The flexible layout allows this home to work in different ways for differing family life, whether using the separate sitting room as a downstairs bedroom, or as a home office, or games room, or indeed adding a double storey extension to add both living and bedroom space. There is plenty of scope here to add further accommodation and to add your own your mark on this charming cottage.

Bright And Airy

The main door to the garden side of the home leads straight into a bright and airy breakfast/family room, with lots of light – perfect for morning coffee and reading the papers. Wooden floors to one end of this space make it a practical room too for coming in from country walks or the garden with boots or muddy paws. There is scope to tile the entrance way to add to its practicality and to add your own stamp and character. The breakfast/family room leads to the good size kitchen with country style wooden cupboards, plenty of countertops, space available for white goods and a handsome electric range oven with seven burner gas hob with extractor hood above. Cooking up a feast here or washing up at the sink means you are still able to make the most of the garden views and keep in touch with the family conversations.





KEY FEATURES

Practical Character

The practical breakfast/family room also leads to the family bathroom and separate WC via a small internal hallway, and to the dual aspect main sitting room. Here you are met with an impressive inglenook fireplace housing the wood burner for cosy nights in front of the fire. This room leads to another reception room, the dining room, which has been most recently used as a snug but could also be a downstairs bedroom or home office, or teens lounge. The first floor boasts two generous bedrooms, one of which has a feature fireplace, plus a smaller bedroom, ideal as a nursery or indeed a home office.

The Garden

The outside space offers plenty of room and the potential to landscape the gardens to your taste as it's basically a blank canvas. It has the space which would allow the owner to create a separate driveway and still have a large garden to enjoy. The private gardens offer a sunny and secluded patio, a great place to relax and watch the children play in the ample garden. With lovely field views from the bedrooms this home really does embody what it is to live in this beautiful rural county and yet you are only a 15 minute drive from Cromer and all it has to offer, with its beautiful Victorian pier and long sandy beaches. If you fancy going further afield than Cromer, then North Walsham or even Sheringham are only down the road by car, bus or train. Mundesley is only 3 miles away with sandy beaches and great cafes. There are regular bus routes to all nearby towns and the local train station offers a connection to Norwich and the surrounding areas.









INFORMATION



On The Doorstep

Southrepps is an historic and rustic village close to the North Norfolk coast and midway between Cromer and North Walsham. The village has a local shop and a well-reviewed pub and restaurant (The Vernon Arms). The local primary school is in Lower Street, just a mile away. There is a large village hall which hosts many fairs and events throughout the year, yoga and Pilates classes. Next to the hall is a large children's playground. The area also offers some stunning walks. There are miles of nature trails and boardwalks in and around Southrepps which is, of course, an Area of Natural Beauty.

How Far Is It To?

Southrepps is located about 5 miles from the seaside town of Cromer and the market town of North Walsham with both offering a vast range of facilities. The popular Georgian village of Holt is about 10 miles away and the independent school of Greshams has a very high reputation. The city of Norwich lies some 20 miles to the south and has a much wider range of facilities and amenities including main line rail link to London and an international airport.

Directions

Leave Norwich on the A140 Cromer Road heading towards Aylsham. At the Aylsham roundabout head towards Cromer. When you reach Roughton take the 2nd exit at the roundabout onto Thorpe Market Road /B1436. Follow this road which becomes Thorpe Road and then High Street. Number 7 will be found on the right hand side.

Services, District Council and Tenure

Heating provided by Electric Radiators

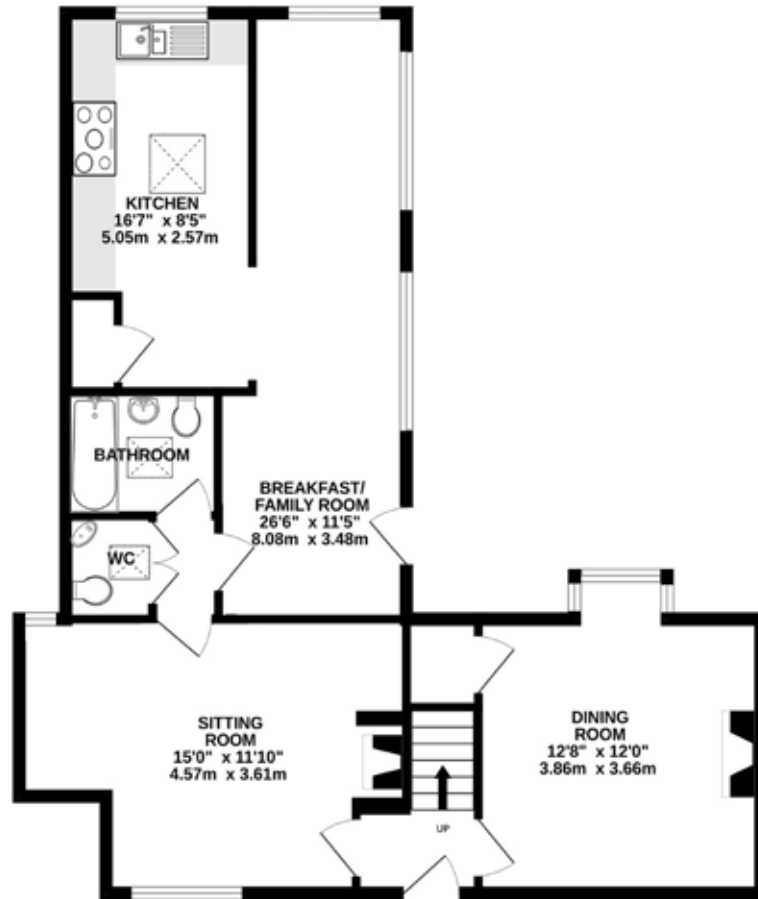
LPG Gas for Range Cooker, Mains Water, Mains Drainage

Broadband previously provided by EE

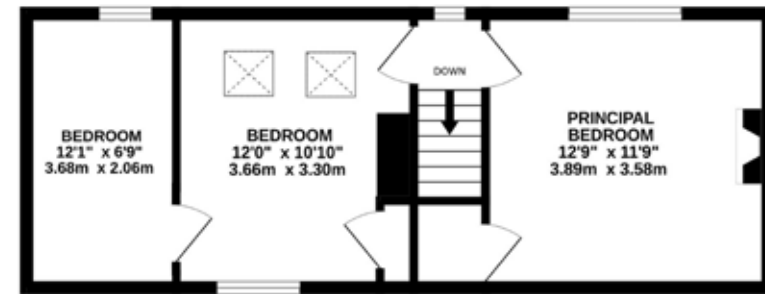
Mobile Phone Signal - Good for Most Networks except 3 Mobile

North Norfolk District Council - Council Tax Band B

Freehold



GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



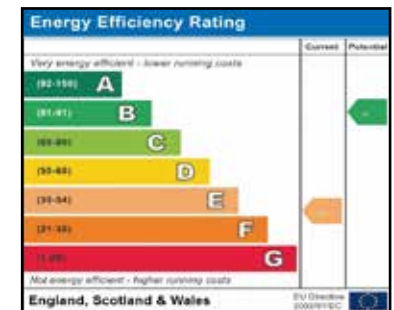
1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

 DENOTES ROOF LIGHTS

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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