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THE STORY OF  
**Fieldside**  
*Sharrington, Norfolk*

**SOWERBYS**



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THE STORY OF

# Fieldside

The Street, Sharrington, Norfolk  
NR24 2PJ



Four Bedroom Detached Residence

Brick and Flint Elevations

Extensively Remodelled and Renovated

New Kitchen and Bathrooms

Highly Flexible Living Space

Stylish and Refined Interior Design

1/4 of an Acre Plot (stms)

Ample Off-Road Parking

Idyllic Village Setting

Convenient for Holt and Coastline



SOWERBYS HOLT OFFICE

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)



“A range of stylish interiors are mixed with modern comforts to create a stunning four-bedroom detached home.”

Nestled amidst the serene landscapes of North Norfolk, this stunning four-bedroom detached brick and flint residence invites you to experience the epitome of countryside living. Set within an established plot of around 1/4 acre (stms) this fine home offers unparalleled tranquillity and breath-taking views of the surrounding countryside.

Fieldside is a handsome brick and flint, detached residence set in a glorious and established plot and commanding an idyllic village position adjoining some North Norfolk's finest open countryside.

Extensively remodelled and renovated by the present owners, this impressive, family residence showcases elegant and stylish interiors, modern comforts and efficiency whilst maintaining character and country charm.

The extensive and highly adaptable ground floor now incorporates what was originally an attached triple garage. Expertly converted to a very high standard, this area now expands the living space immensely and provides endless opportunities for personalisation.





A 20 ft. triple aspect sitting room provides a refined and formal reception which enjoys wonderful vistas over the rear garden and countryside beyond. A well-proportioned room, the sitting room features a wood burner for those cosy winter nights and sliding doors open directly onto a south-facing terrace for the warmer seasons.



A generously proportioned kitchen/dining room oozes countryside style and appeal with classic shaker-style cabinets capped in crisp stone worktops, a butler-style sink is perfectly positioned looking out over the gardens and a suite of integrated appliances complement the kitchen. With ample dining space the kitchen provides the perfect family gathering spot.

Off the kitchen, and semi-open plan, is a flexible reception room which could suit a variety of needs and is currently utilised as snug/office.

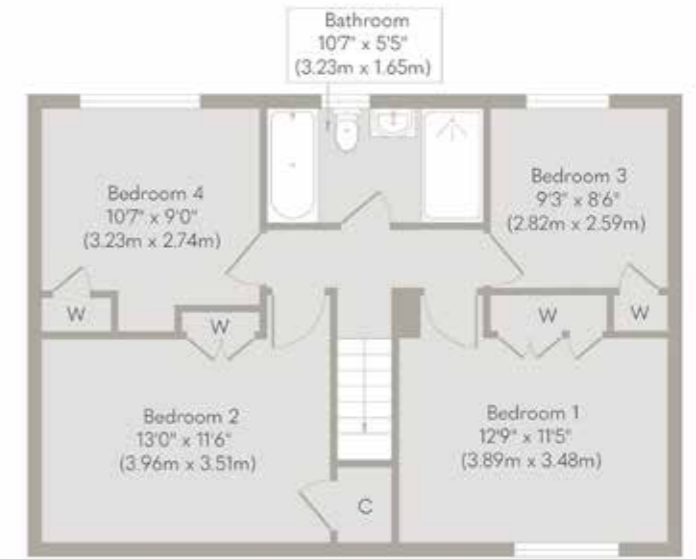
From the kitchen you will find a comprehensive utility/laundry room along with a very practical shower room and WC.





The newly created wing on the east elevation of the house features striking architectural design with high vaulted and beamed ceilings which create an immense feeling of space. This impressive room currently functions as a family games and multi-media room and is filled with natural light thanks to two large picture windows and a set of french doors onto a front courtyard. A mezzanine floor sits above the room to provide quirky and flexible space. A door leads through to a cosy and perfectly placed home office.

Rising to the first floor you will find four double bedrooms each enjoying countryside views and featuring fitted wardrobes. A beautifully appointed family bathroom serves the bedrooms and features a free-standing slipper bath and large walk-in shower.



First Floor  
Approximate Floor Area  
611 sq. ft  
(56.76 sq. m)



Small Mezzanine

Ground Floor  
Approximate Floor Area  
1,132 sq. ft  
(105.16 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.

Outside, Fieldside sits centrally in a quarter of an acre plot (stms) and benefits from ample parking to the front with an established garden area. The rear garden features paved sun terraces, sprawling lawns interspersed with well-stocked flower beds and mature trees. A central sun terrace enjoys dappled shade under a tree with a water feature close by and stunning, open countryside views.

Situated in a charming North Norfolk village, residents will relish the tranquillity and charm of rural living. Immerse yourself in the picturesque countryside views whilst enjoying the peace and serenity which this idyllic location has to offer.

Just a short drive away from the historic Georgian market town of Holt, residents will enjoy easy access to a wealth of amenities, including boutique shops, quaint cafés, and fine dining establishments. Additionally, North Norfolk's heritage coastline is within close proximity, offering endless opportunities for leisurely strolls along sandy beaches and scenic coastal walks.



ALL THE REASONS

# Sharrington

IS THE PLACE TO CALL HOME

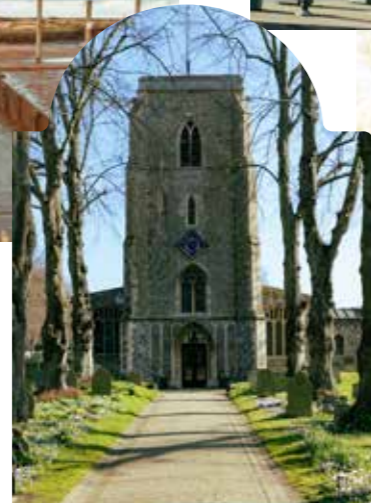


and a medieval hall.

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

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.

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.



Note from Sowerbys



“There’s a homely feel to this modern property.”

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### SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank.  
Oil-fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 0496-2805-6686-2600-4421

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: //neckline.sending.pipe

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