



THE STORY OF

# St Michael's Cottage

*Plumstead, Norfolk*

SOWERBYS



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# St Michaels Cottage

Church Street, Plumstead,  
Norfolk, NR11 7LG

Modern Brick and Flint Cottage Style Property

Attractive Double Fronted Façade

Two Reception Rooms and Four Bedrooms

Modern Fitted Kitchen and Utility Room

Principal Bedroom with En-Suite

Pretty South-Facing Garden

Off-Street Parking

Delightful Village Setting

**SOWERBYS HOLT OFFICE**  
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“We have loved being surrounded by beautiful countryside and the real sense of community in the village.”

St. Michaels Cottage is a delightful modern four-bedroom residence boasting an attractive brick and flint façade, commanding a particularly pretty setting overlooking the village church at Plumstead. With modern build qualities cleverly fused with cottage-style architecture, this fine home blends in perfectly with the pretty traditional village setting yet offers all the comforts and efficiencies one would expect from a modern-built house.

The present owners have improved the property immensely during their ownership with stylish interior enhancements and meticulous maintenance and design in the wonderful gardens. Set over two floors

and extending to over 1,500 sq. ft., the accommodation is well-proportioned and versatile.

A central entrance hall features the staircase rising to the first floor and a guest WC. A 20' triple aspect sitting room provides a spacious formal reception whilst benefiting from direct views and access over the attractive south-facing rear garden.

A formal dining room and study area creates a spacious and flexible area for additional living space whilst sitting adjacent to a modern and stylish fitted kitchen. The kitchen features a range of modern units and is supported by a utility room and walk-in pantry.







To the first floor, there are four generously sized bedrooms and a family shower room. The principal bedroom features a luxurious en-suite bathroom and offers built-in wardrobes.



First Floor  
 Approximate Floor Area  
 714 sq. ft  
 (66.29 sq. m)



Ground Floor  
 Approximate Floor Area  
 815 sq. ft  
 (75.71 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.



To the front of the property is a private driveway with ample off-street parking flanked by shrub and flowering beds and enclosed by attractive brick and flint walls.

To the rear is a delightful south-facing garden featuring a paved sun terrace enjoying a wonderfully sunny aspect and sprawling lawns bordered by mature shrub and flowering beds. The present owners are very keen gardeners and have invested extensive time and effort to create gardens that provide a wonderful backdrop to the house. Further features of this delightful space include raised vegetable boxes, a greenhouse, and garden stores.

The property is located in the pretty traditional village of Plumstead with a charming semi-rural feel yet placed highly convenient for the Georgian market town of Holt, which is less than five miles to the North.







ALL THE REASONS

# Plumstead

IS THE PLACE TO CALL HOME



The pretty village of Plumstead enjoys a distinct rural environment with countryside walks on the door-step and a thriving village

community. Despite the rural surroundings there is easy access to town facilities with the Georgian market town of Holt just five miles away. The village itself offers both pre-school and primary schools along with a variety of amenities that also includes a local shop.

The heritage coastline lies just 7 miles to the north whilst the vibrant and cultured City of Norwich is less than 20 miles to the south, offering everything you would desire of a vibrant regional capital. Norwich offers high end shopping and unique businesses including shops, bars, cafés and restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast.



*Note from the Vendor*



“We would describe our home as a tranquil countryside paradise.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 0458-8042-7297-6290-5284

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: ///coast.lentil.irritable

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# SOWERBYS



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