



THE STORY OF

Meadow View

Briningham, Norfolk

SOWERBYS

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Meadow View

Burgh Stubbs, Briningham,
Norfolk, NR24 2DX

Exquisite Three Bedroom Cottage
Beautifully Presented Throughout
Attractive Mix of Charm and Luxury
Stunning Triple Aspect Kitchen/Dining Room
Principal Bedroom with En-Suite
Two Further Bedroom Options
Refined and Stylish Interior
Generous Garden Plot
Adjoining Open Countryside
Close to Holt and Coastline

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“...great flair and meticulous detail...”

A very appealing and enchanting country cottage, which subtly combines a plethora of period features with modern comforts and luxuries.

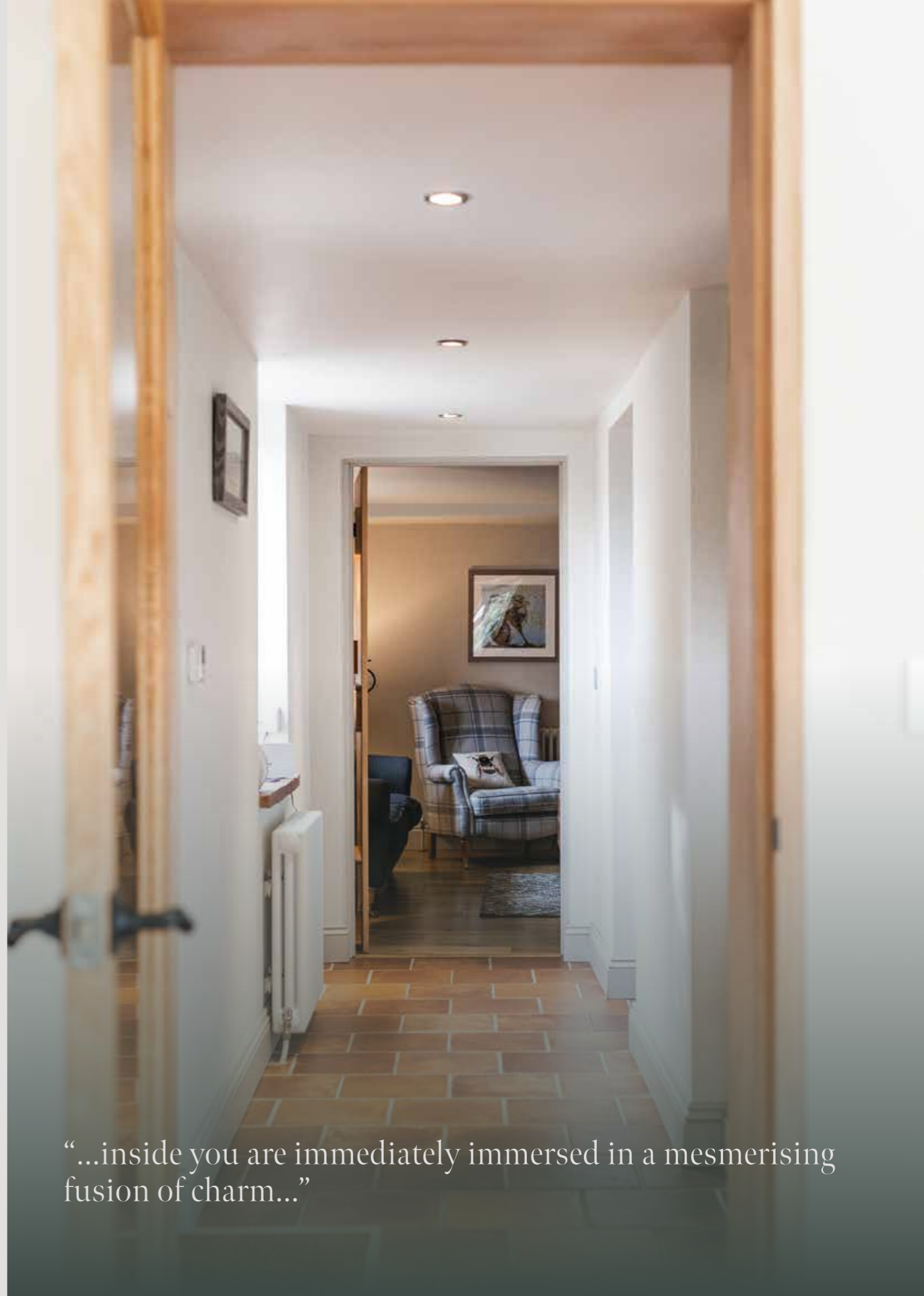
Meadow View is a fine example of a Norfolk country cottage. Extensively remodelled with great flair and meticulous detail, this enchanting home perfectly champions the character, history, and provenance of a traditional cottage, whilst providing refined accommodation with a stylish and elegant feel. A much-loved and cherished country retreat, and a highly successful and lucrative holiday let, Meadow View presents a turnkey opportunity for someone looking for their dream north Norfolk cottage.

A charming mellow redbrick façade, set under a classic pantile roof, oozes country

cottage appeal, whilst a generous front courtyard provides ample off-street parking and storage options.

Step inside and you are immediately immersed in a mesmerising fusion of charm, character, and understated luxury. Modern comforts and luxuries are subtly blended into this enchanting cottage along with admirable reflections of local heritage and include double glazing throughout, oak floors, solid oak latched doors, and ornate fireplaces.

Off the hall, you walk into an enchanting sitting room which features oak flooring, a wonderful fireplace with mellow redbrick surround and wood-burner, plus subtle lighting and characterful alcoves.



“...inside you are immediately immersed in a mesmerising fusion of charm...”

A major extension to the original cottage provides a wonderful, open-plan kitchen/dining room. This magnificent, triple aspect room is a true showstopper with a dramatic vaulted ceiling and double French doors on two aspects leading out onto sun terraces and the gardens.

The kitchen features a range of classic shaker-style cabinetry capped in solid oak worktops, ample dining space for social gatherings, rustic tiled flooring, and fine vistas and access over the south-east facing gardens.

Off the hall is a guest WC plus a ground floor bedroom with a luxurious en-suite shower room. A flexible space, the ground floor bedroom could easily provide a study option or flexible second reception.



To the first floor, you will find two individual double bedrooms, each with a strong identity and notably the principal bedroom enjoys a luxurious en-suite bathroom.



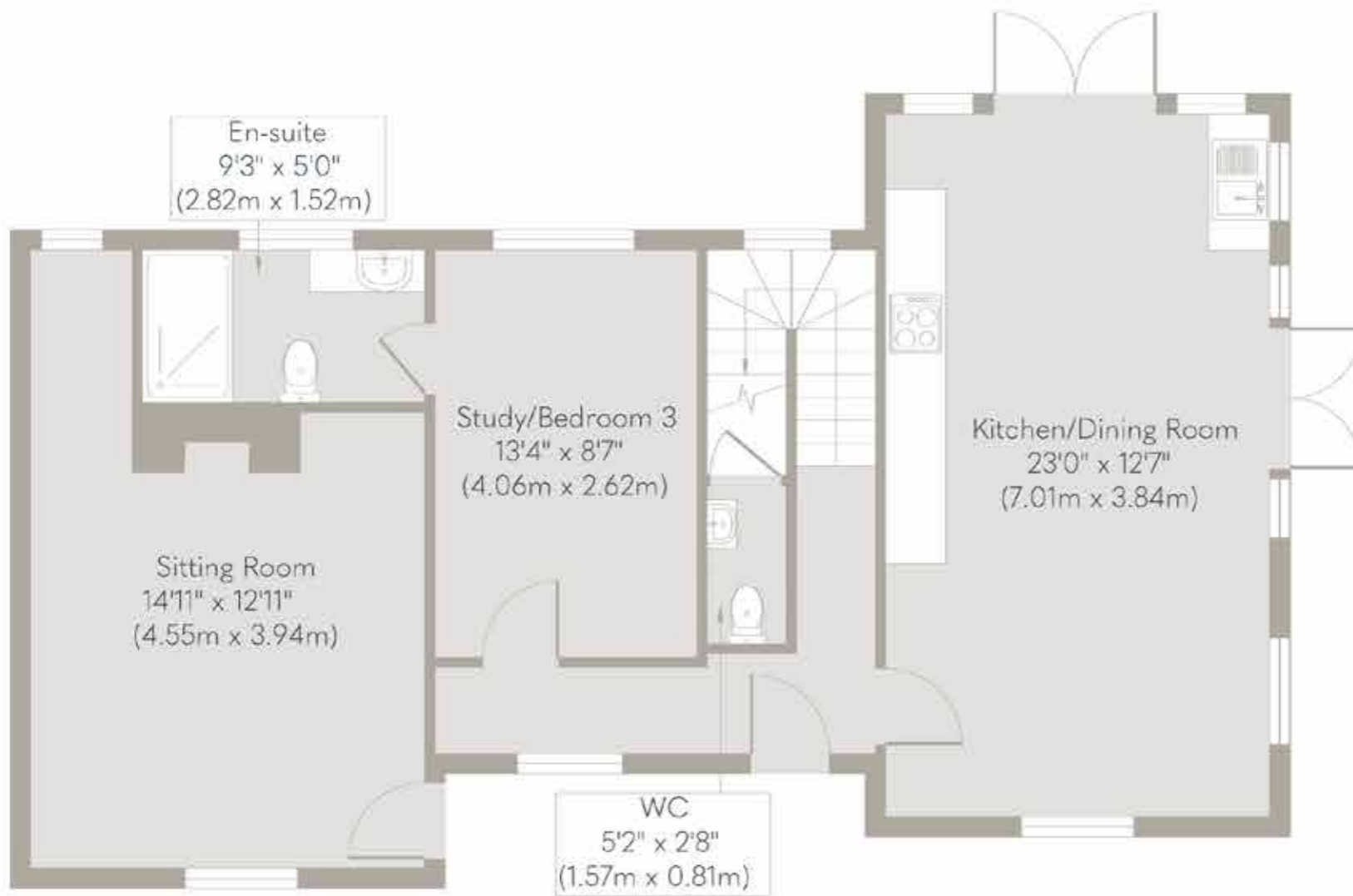
Set within a generous and highly private plot, Meadow View enjoys a high degree of privacy and perfectly embraces its rural position adjoining glorious open countryside.

Nestled amongst some of north Norfolk's most unspoilt and treasured countryside, Meadow View enjoys a blessed environment with generous gardens to front and back. Ample off-street parking to the front is flanked by mature, soft landscaping and a wide frontage provides plentiful storage options.

The rear garden is a true delight with sprawling lawns arching round the property on two sides whilst paved sun terraces provide the ideal open entertaining space. Peppered with established trees, hedging, and shrubs the garden is a real delight and looks out over rolling open countryside. A substantial, timber-framed garden building provides flexible space fit for personalization.

Located in a charming and quiet hamlet, the property enjoys a wonderfully idyllic environment whilst being conveniently close to the market town of Holt and the north Norfolk heritage coastline.





Ground Floor
Approximate Floor Area
800 sq. ft
(74.32 sq. m)



First Floor
Approximate Floor Area
459 sq. ft
(42.64 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

Briningham

IN NORFOLK
IS THE PLACE TO CALL HOME



Briningham is a small parish in the heart of Norfolk. Originated from Anglo-Saxon this village has a history that dates back. The main and oldest building is the Belle Vue tower, originally a Mill it has now been converted to a private dwelling. Saint Maurice, a church that was dedicated to the Roman- Egyptian matyr is unusual due to the fact the tower is on the south side of the church.

Roughly four miles to Holt this village is in the perfect location. 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.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

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.



Note from the Vendor



Drone photo of Meadow View, Briningham

“The property is located in a quiet and charming hamlet conveniently located close to Holt and the coast.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and broadband. Oil fired central heating. Drainage via septic tank. Additionally, the property also benefits from underfloor heating in the kitchen.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8443-7921-0070-3239-8902

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

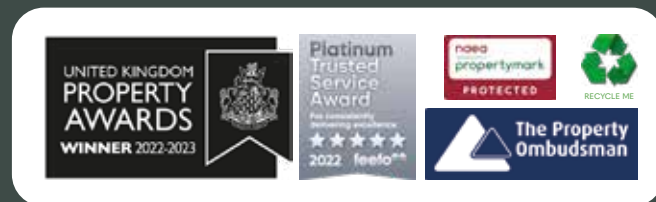
Freehold.

LOCATION

What3words: ///washing.happening.lollipop

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SOWERBYS



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