

THE STORY OF

Bakers Cottage

Stanhoe, Norfolk

SOWERBYS

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Bakers Cottage

Bakers Yard, Stanhoe, Norfolk
PE31 8QG

Detached Period Cottage

Three Double Bedrooms

South-Facing Garden

Meadow Views

Outdoor Cart Shed Entertaining Area

Inglenook Fireplace

Off-Street Gated Parking

Requires Updating

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“...this could provide an ideal opportunity to create something very special.”

With the majority of rooms orientated to enjoy the southern views down the garden to the meadows beyond, this is a cottage that enjoys natural light all day long.

Turn into the drive, through the gates and immediately you feel a sense of privacy and peacefulness that this garden and that view provides. As the name suggests, this was once the village bakery and the home is filled with history. Although there remains a front door, as is so typical in Norfolk cottages, the property is more conveniently entered through the back door. Having been in the same family for the last five decades, the property has

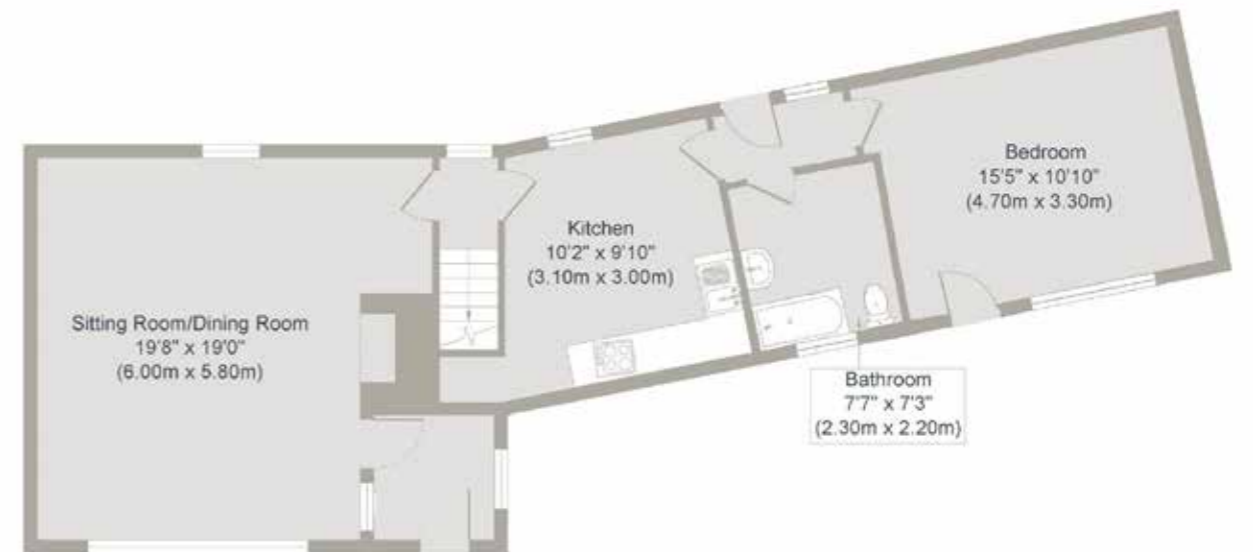
evolved to suit the ever changing needs of the family. The living room was one such evolution, having been extended to create the substantial room we see today. This generous room has an inglenook fireplace which now houses the log burner but, when the house was bought, around 50 years ago, it had been completely bricked up, only to be discovered later.

Next door is the kitchen, then a good size downstairs bathroom and at the far end is the ground floor bedroom which is currently used as a separate dining room, and this room also has separate access out to the patio.





First Floor
Approximate Floor Area
519 sq. ft
(48.20 sq. m)



Ground Floor
Approximate Floor Area
753 sq. ft
(70.00 sq. m)

Upstairs there are two large double en-suite bedrooms, which have both been given extra ceiling height with the addition of large dormer windows that have that wonderful view down the garden.

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.

Immediately outside the house is a large patio area and then, in addition to the gravelled parking area, there is a substantial open-sided, oak framed cart shed which was originally built to provide covered parking but is also the perfect space for outdoor entertaining on those summer days when the weather can be a little unpredictable. Being open to both the south and the west it is also perfect for sitting under and watching the sun set behind the village church on a balmy August evening, with an ice cold glass of rosé in your hand.

The rest of the garden is lawned and leads down to a meadow, where the lambs frolicking in the early spring have brought much entertainment and, if not lambs, the gentle lowing of cows is an equally idyllic scene. At the bottom of the garden, housing gardening equipment as well as bicycles and kayaks, is a very useful brick shed, with an adjoining patio and a lean-to providing additional storage space.

Purchased as a holiday home near the coast, Bakers Cottage has been an incredibly well-loved home from home for three generations and is only now being sold as the journey has become too much for our sellers. Whilst they are naturally sad to say goodbye after so many years, they hope that the next custodians have as much enjoyment and fun at Bakers Cottage as they have over the last 50 or so years.

The house and gardens have clearly been cared for, but Bakers Cottage now requires updating throughout. With such a large garden there is obvious potential to extend the property in a more contemporary style on both the ground floor and upstairs, and for someone with imagination this could provide an ideal opportunity to create something very special.



ALL THE REASONS



Stanhoe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced

produce. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgeford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, just four miles away from Stanhoe.

Eating out is a joy here with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills.

For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pockocks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.



Note from Sowerbys



“...almost every room is orientated to enjoy natural light all day long, and has views down the garden to the meadows beyond.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Electric storage heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 0330-2758-8370-2424-6655

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: ///less.trend.burden

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