



THE STORY OF

Stone Cottage

Wood Dalling, Norfolk

SOWERBYS

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Wood Dalling, Norfolk
NR11 6RN

Unique Location within the Popular
Village of Wood Dalling

Well-Situated for Holt, Aylsham, and Fakenham

Incredible Views of Rolling Norfolk Fields

Beautifully Kept Garden Spanning
More Than 0.4 Acres (stms)

Period Norfolk Cottage Hosting an
Abundance of Character and Charm

Three Bedrooms

Two Bathrooms

Plenty of Off-Road Parking

Oversized Double Cart Stand

Outbuildings Brimming with Potential

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“The location of this home
certainly gives it that wow-factor...”

Seamlessly blending with Norfolk’s rolling countryside, this beautiful period cottage hosts an incredibly unique position within Wood Dalling.

Sitting perfectly between three of Norfolk’s most popular towns, this location offers a lot. Holt and Aylsham may be reached in around 15 minutes and Fakenham is only a 25 minute drive. Whether it be for work, the variety of supermarkets for the all-important weekly shop, or to enjoy a day out visiting the eclectic independent shops, cafes and restaurants, each town showcases their qualities beautifully.

Stone Cottage is a well-presented detached three bedroom home, fitted with

great amenities and positioned amongst rolling fields, ensuring captivating views available from every window.

With three bedrooms and two bathrooms upstairs, the property is well balanced and is perfectly capable of adapting to a plethora of needs. The four reception rooms downstairs, complemented by a fantastic farmhouse-style kitchen/ breakfast room, offer plenty of options for a home office, day room, snug, or even a bedroom on the ground floor.

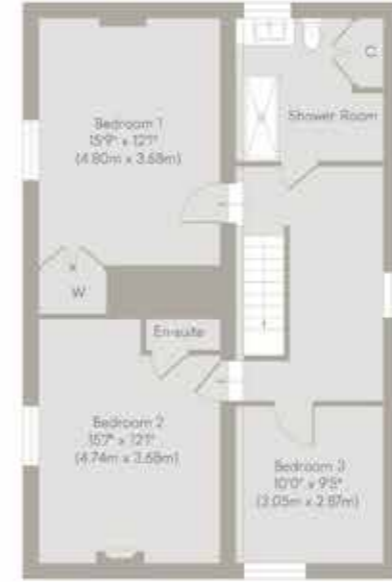
The real magic this period cottage holds truly is just as prominent within its four walls as it outside of them - terrific views. Wherever you stand there are terrific vistas which leave you in awe.





Stone Cottage's orientation within its plot means you can look out across the beautifully kept garden which spans over 0.4 acres (stms), yet amazingly is easy maintenance with its simple design. South-facing too, you can enjoy everything British summertime can offer, with this attractive home as your backdrop. Alongside a cart stand, there is plenty of storage at Stone Cottage. This could provide some fantastic and interesting options of converting the outbuildings, possibly incorporating them with the cottage itself - both subject to relevant planning.

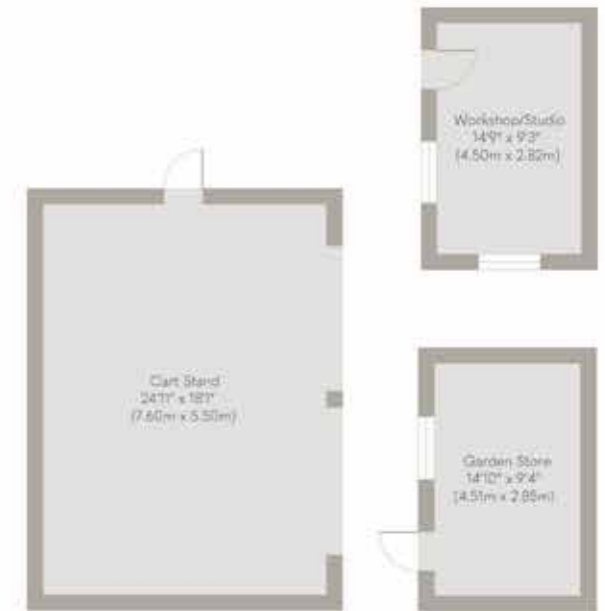
Location is certainly king and Stone Cottage expresses this quality tremendously well. With its natural character, stunning views across the fields, adaptable layout and great potential, this charming cottage is sure to tick the boxes of even the strictest home buyer.



First Floor
Approximate Floor Area
764 sq. ft.
(71.01 sq. m)



Ground Floor
Approximate Floor Area
1157 sq. ft.
(107.50 sq. m)



Outbuilding
Approximate Floor Area
725 sq. ft.
(67.39 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.

ALL THE REASONS

Wood Dalling

IN NORFOLK
IS THE PLACE TO CALL HOME



With St Andrews church in its centre, dating back to the 13th century, the village of Wood

Dalling is a picturesque, rural village in the heart of Norfolk.

The attractive town of Reepham is just 3.5 miles away and offers a highly regarded primary school and an 'outstanding' secondary school, which achieved the highest ofsted rating in the UK, and has an adjoining sixth form college. In the town there is a large park with a wide range of facilities including a large selection of shops including a bank, a newsagents, a post-office, a library, healthcare centre, pharmacy, greengrocer, butchers, a whole foods and hardware store, adventure playground and public tennis courts. A market is held in the town every Wednesday and there is also a hotel with public sports facilities and two further public houses.

A strong sense of community thrives among the proud residents and local businesses of Holt, just 8 miles away, 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.

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. 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



A car journey of under half an hour will take you to Blakeney.

“It’s been great to be able to explore the Norfolk coastline.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9192-3030-8201-1577-0204

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: ///overgrown.removed.salmon

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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