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CHURCH HOUSE

THE STORY OF

Church House

Brinton, Norfolk

SOWERBYS

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Church House

The Street, Brinton,
NR24 2QF

Splendid Georgian Home

Grade II Listed

Wealth of Period Features

Four Double Bedrooms

Two Superb Garden Studios

Highly Desirable Village Location

Picturesque Village Green Setting

Easy Reach of Holt and Coast

Highly Versatile Accommodation

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“Locally we have some beautiful walks from our doorstep. Our personal favourite would be exploring Cley.”

Georgian splendour set in arguably one of the prettiest village greens in North Norfolk.

Enjoying a commanding position in one of North Norfolk's finest villages, Church House represents the best of the Georgian era and offers valuable versatility to comfortably accommodate the ever-changing demands of modern life. With around 2,000 sq. ft. of accommodation, this home is deceptively encased in quintessential Georgian elevations.

The elegantly proportioned home is neutrally presented throughout and comprises of an impressive 25' living room with attractive fireplace housing a clearview wood-burning stove and double doors leading to the rear garden.

A central dining/morning room gives access to a study/snug, also leading through to the semi-open plan kitchen/breakfast room. A shaker-style kitchen complements the pamment tile floor and is separated from the dining area by a fireplace housing the wood-burning stove. The ground floor is completed by a pantry and rear lobby.

The first floor is home to four delightful double bedrooms and is well-served by the central family bathroom. The principal bedroom boasts a wealth of space and built-in storage as well as a large en-suite for added luxury.





Outside, a splendid split-level walled garden begins with a sweeping dining terrace leading to a gravel area with two wood stores, a pond and well-stocked raised beds. There are two studios, the first with power, heating, plumbing and WC. The second, also with power and heating, looks out over a sunny lawned area with apple and fig trees. Between the two studios is a garden store.



Church House commands an enviable and idyllic location set in the heart of the village of Brinton. A conservation village and arguably one of the most sought-after inland villages in North Norfolk, it is surrounded by glorious countryside yet highly convenient for the Georgian market town of Holt and the heritage coastline.





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

Brinton

IN NORFOLK
IS THE PLACE TO CALL HOME



Located approximately 3.5 miles from Holt and approached through narrow quiet lanes, Brinton is shaded by trees with a church, St Andrew's, dating in parts back to the 17th century.

Holt is one of the most attractive small towns in Norfolk in an Area of Outstanding Natural Beauty. 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, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is 6 miles away due north and there is good sailing, golf, bird-watching and many 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 6 miles away. The cathedral city of Norwich is just 26 miles distant, where there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



“Our property has a fascinating history, known previously to be the Pages candle factory, with our side being the warehouse originally.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and broadband. Drainage via sewerage treatment plant.
Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: rips.mimics.unfit

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.

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