



Sparrow House
Common Road | West Somerton | Norfolk | NR29 4DN

PRETTY AS A PICTURE



“With chocolate box good looks, this classic thatched cottage has enormous appeal. Benefiting from a south-facing garden and idyllic location, you have a friendly community on the doorstep and the best of the coast and countryside too.

You can walk to the dunes, the beach and to the River Thurne but when you come back home, you’re in your own private corner of the countryside.”



KEY FEATURES

- A Pretty Thatched Cottage situated in the Coastal Village of West Somerton
- Four Bedrooms with Two En-Suite Shower Rooms and a First Floor WC
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Three Receptions, a Study and a Large Garden Room
- Large Landscape Garden with Patio, Seating Areas, a Summerhouse and Field Views
- Double Garage with Inspection Pit
- Large Driveway providing Plenty of Parking
- The Accommodation extends to 2,168sq.ft
- Energy Rating: E

Enjoying the classic good looks of the traditional thatched cottage, this is a very pretty house. The interior more than lives up to expectations, with spacious rooms and a comfortable and practical layout. A much-loved family home for many years, it's great for gatherings and for day-to-day life and there's a lovely sunny and secluded garden to add to its appeal.

Quintessential Character

This began life in the 1800s as two separate cottages and has been extended and opened to create one much larger home. The current owner came here in 1991 having fallen for the cottage (it's easy to see why!) and has upgraded and improved it over the years. Recent improvements include the addition of the garden room and the re-thatching of the property with Hungarian reed that has a lifespan of 50-60 years. The owner has raised her family here and it's been a happy home at every stage with lots of memories made here. Highlights include many barbecues on the patio, Christmas dinners in the garden room and the wedding blessing for one of her sons taking place in the garden.

Family Friendly

"It's a lovely home because it's big enough to host a good number of people and I've had so many friends and family staying here over the years, but you can always find a quiet corner, so it works in every way," the owner explains. You enter through a hallway into the kitchen, which runs along the front of the house and has a breakfast bar so you can have people chatting to you while you're cooking. There's also a useful utility room and ground floor shower room.





KEY FEATURES

Along the centre of the cottage are three well-proportioned reception rooms with heaps of character, including woodblock flooring, feature fireplaces and oak timbers. Two have doors into the garden room that runs along the rear of the house. This has a warm roof and is heated, so you can use it all year round. South-facing, it warms up nicely when the sun comes out and is a lovely place in which to sit out and enjoy the view. The owner has both seating and dining areas in here. Another useful room on the ground floor is the little study, tucked away off the formal dining room. The owner used to teach and hid herself in here for marking and lesson planning when the rest of the family were hanging out in the sitting room or snug. Upstairs, all the bedrooms are a good size (no box room!) and two of them have en-suite shower rooms. The views from upstairs are beautiful and all four bedrooms look down over the garden and over the fields beyond.

A Warm Welcome

The garden was a big part of the initial attraction for the owner because it gave her family space to play. There's a sunny patio and seating area, then a long lawn backing onto open countryside. The owner has a tree swing for the grandchildren and a summerhouse for cooler days. She has seen so much wildlife here, including deer strolling through, hares boxing on the lawn, pheasants galore and much more besides. Another benefit is the friendly community right on the doorstep. The village hall is a short walk from home and hosts regular celebrations, such as jubilee and coronation parties recently. There are monthly coffee mornings where you can get to know people, plus a yearly summer fete that draws people from far and wide. Both Martham and Winterton are close by and both have plenty of amenities. You also have the broad at Martham and the beach and dunes at Winterton and there are so many places for walking around here. Buses leave the village for Martham and Great Yarmouth, so getting out and about is easy.





























INFORMATION



On The Doorstep

Martham is just over 1.5 miles distant and is a large village bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctor surgery, public library and schools and is located 10 miles north from Great Yarmouth. Martham Broad is owned and managed by the Norfolk Wildlife Trust and is a designated national nature reserve, popular with nature lovers and ornithologists.

How Far Is It To?

The cathedral city of Norwich is 22 miles away and has excellent educational, cultural, recreational and shopping facilities. There is a regular rail service to London Liverpool Street and an international airport, which is found to the north of the city, providing daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Well-next-the-Sea, Blakeney and the Burnhams. A 45minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

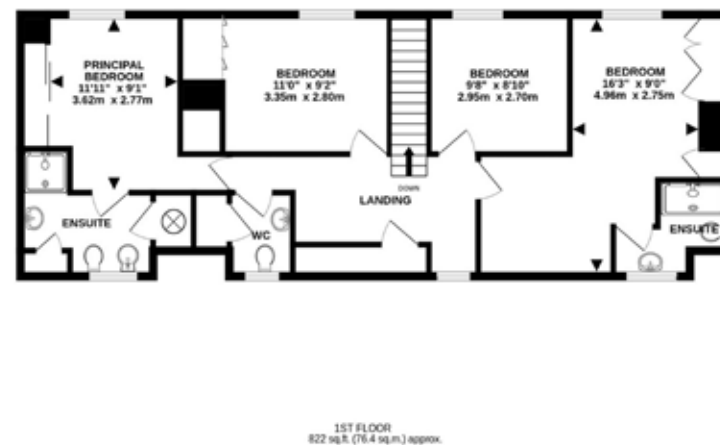
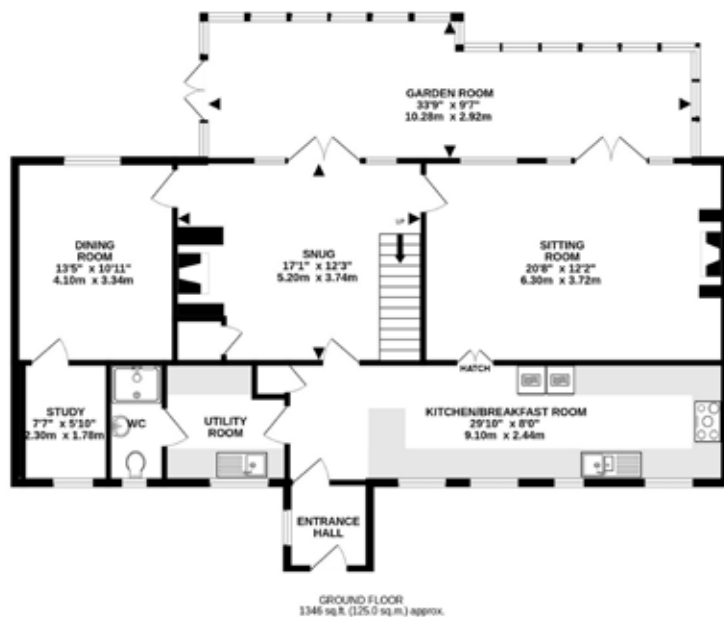
From Norwich take the A47 Southern bypass heading towards Great Yarmouth upon reaching Acle take the A1064 exit on the roundabout heading towards Caister on Sea and Hemsby. Turn left onto Main Road/B1152 and continue to follow this road and then turn right onto Mill Lane/B1152. Turn right onto High Road/A149 and then left onto Repps Road. Repps Road turns slightly left and becomes White Street. Continue onto Somerton Road and then onto Martham Road. Continue onto Horsey Road and then slight left onto Common Road and the property will be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... airless.cherry.yield

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council - Tax Band E
Freehold



FLOOR AREA (EXCLUDING GARAGE) : 2168 sq.ft. (201 sq.m.) approx.
TOTAL FLOOR AREA : 2490 sq.ft. (231.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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