



THE STORY OF

Conifer Cottage

Hanworth, Norfolk

SOWERBYS

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Conifer Cottage

Hanworth, Norfolk
NR11 7HH

Substantial Detached Period Residence

Over 2000 Sq. Ft. in the Main Cottage

Self-Contained Guest Cottage

Around Half an Acre of Grounds (STMS)

Idyllic Rural Setting

No Near Neighbours

Extensive and Versatile Accommodation

Flexible Outbuildings

Convenient for Nearby Market Towns

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“Our favourite spot in the house is the patio, for sitting and looking out across the meadow - it’s a beautiful view.”

Experience idyllic rural life personified in a charming cottage surrounded by some of the most picturesque countryside in Norfolk.

Conifer Cottage is a splendid, detached period residence set in glorious, private grounds of around half an acre (STMS) which enjoys a rural location with no near neighbours, yet is in convenient distance to nearby market towns, the coastline and city centre.

The cottage has been enhanced and extended over the years and now showcases extensive and highly versatile accommodation that retains much of its period charm and character.

The main residence extends to over 2000 Sq. Ft. with three principal receptions each with a wealth of character. A large conservatory provides flexible living space whilst a modernised kitchen is supported by a utility/laundry room.





An extension has created a ground floor room of over 21' in length and is currently utilised as a bedroom but could easily be adapted to suit a variety of needs and desires.

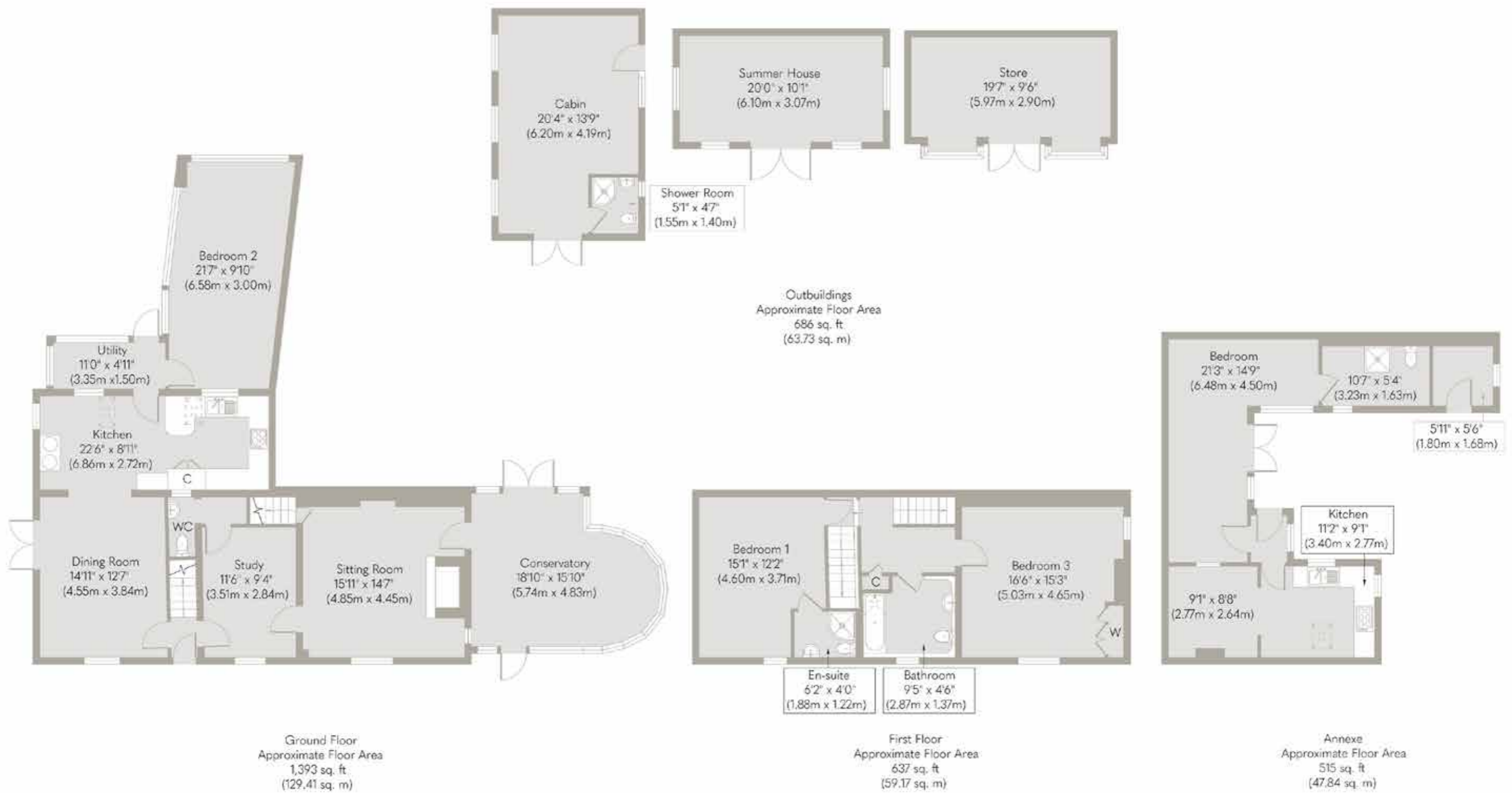
To the first floor are the two principal bedrooms, one with an en-suite shower room and a spacious family bathroom set adjacent to bedroom two.



Little Buck Brigg is the name of the guest annexe/cottage. This charming, single storey cottage spans over 500 Sq. Ft. and is super quirky and full of character, whilst offering ancillary accommodation to the main residence.

Utilised as guest accommodation as well as a holiday let, this unique property includes a sitting room, fitted kitchen, bedroom and en-suite shower room.

A garden area and parking has been allocated to the cottage.



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.

Nestled in a serene, rural landscape with no immediate neighbours, the cottage offers the perfect escape from the hustle and bustle of daily life. Surrounded by mature gardens nearing half an acre (STMS), this idyllic retreat is designed for tranquillity and relaxation.

The cottage is easily accessible via a gated entrance from the road, leading to a driveway with ample parking. Additionally, a separate gravelled parking area also serves Little Buck Brigg, ensuring plenty of space for guests.

The gardens feature expansive lawns, vibrant shrub beds, and a variety of mature trees, offering a peaceful and scenic environment.

The property boasts a delightful courtyard garden at the rear, perfect for seating and entertaining. Adjacent to the dining room, a covered terrace provides an ideal setting for al-fresco dining, allowing guests to fully immerse in the natural beauty.

Within the garden, you'll find several useful buildings, including: a storage building for your convenience, a summerhouse for relaxing and enjoying the views and a charming cabin complete with a shower room.

Discover the perfect blend of comfort, nature, and privacy at this enchanting cottage.



ALL THE REASONS



Hanworth

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village approximately 5 miles from the North Norfolk coast at Cromer and Aylsham to the south, Hanworth is surrounded by rolling hills and fields, providing a peaceful and picturesque retreat from the hustle and bustle of city life. It's main notable attribute is Hanworth Common, the largest such enclosed common in England, which covers 35 acres and is protected by cattle grids. All residents have grazing rights; currently about 50 cattle graze on the land between May and October.

Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs

to explore. With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Hanworth is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with



Note from the Vendor



“We love living in such a peaceful environment, with an abundance of wildlife.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Electric heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref: 9568-0099-7208-5233-4990

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

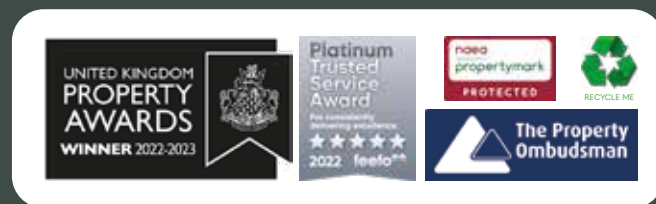
Freehold.

LOCATION

What3words: ///sponsors.couriers.lemmings

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