



Corner Cottage
Heath Road | Hempstead | Norfolk | NR12 0SH

COAST & COUNTRYSIDE



“This pretty cottage sits in an idyllic position with no immediate neighbours, close to the coast and to well-served market towns but surrounded by wide open countryside with beautiful field views under glorious skies.

You can walk to the long sandy beach or to the village pub, cycle the quiet lanes or wander the footpaths that weave their way through the fields.

Back at home, the character features and welcoming ambience fill the cottage with charm.”



KEY FEATURES

- A Delightful Detached Cottage situated in the Village of Hempstead
- Four Bedrooms; Two on the Ground Floor and Two on the First Floor with Two Ground Floor Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Area with Cloakroom
- Kitchen with Separate Utility and Boot Room
- Sitting Room with Wood Burning Stove: Study/Bedroom Four
- Family Room with Vaulted Ceiling and Underfloor Heating
- The Gardens and Grounds extend to 0.283 of an acre
- Outbuildings include a Workshop and Timber Garage
- Long Gravel Drive provides Ample Off Road Parking
- The Accommodation extends to 1,297sq.ft
- Energy Rating: D

This delightful cottage sits in a lovely location and has plenty of privacy. Extended several times over the years and upgraded and improved by the current owners, it balances rural character and period charm with comfortable and flexible accommodation that meets many needs.

Moving With The Times

A happy home to the owners for almost 30 years, this is a property that has so much to offer. Starting life in 1865 as a two-up, two-down, it's been significantly extended over the years and now offers up to four bedrooms over two floors. South facing, it's filled with light and is surrounded on three sides by wrap around gardens of around 0.28 of an acre, with open fields stretching out to the front and side. It was this position, with the lovely view and no immediate neighbours, that drew the owners here all those years ago. The cottage had originally been owned by the local farm and the owners are only the second ever to have lived here since it was sold. Working from home in recent years, they've enjoyed the way the cottage has adapted to their changing needs and have found it a wonderful haven of tranquility where they can truly relax and enjoy proximity both to the coast and to the countryside.





KEY FEATURES

Adapting To Your Needs

The main sitting room is a real highlight here, with its south-facing front window looking over the front garden. Original beams add character and the multi-fuel Morso stove keeps things nice and cosy in winter. There's also a beautiful family room with a vaulted ceiling, triple aspect and doors onto the garden. Both of these rooms make for excellent entertaining and family spaces. The kitchen sits between them, which is useful, and you also have a boot room (handy when you come in from muddy walks), a utility room, two bedrooms, a bathroom and a shower room. This means anyone with limited mobility has everything they need on the ground floor. Upstairs, there are two bedrooms off the landing, the principal room benefitting from a cloakroom/dressing room. It allows for a family to spread out and do their own thing, or you can have one of the bedrooms as a study or hobby space.

Exploring The Area

The owners are keen gardeners and have very much loved the garden here, growing fruit and vegetables in the past. Today the gardens are mostly lawned, with some lovely suntraps, including a patio where you can sit and watch the wildlife and birds on summer evenings – there's even the occasional sighting of a barn owl. You're totally private out here, so you can make the most of the peace and seclusion to unwind. When you're feeling more active you can walk to the beach, which takes around 15 minutes, or explore the countryside on foot. Sea Palling is under three miles from here, with the Norfolk Broads also close by. Both Bacton Woods and the East Ruston Vicarage Gardens are lovely places to visit and there are many footpaths taking you across the surrounding countryside. The market town of Stalham is three miles away and has a supermarket, pubs, churches, schools, leisure facilities and more. You also have a pub in the village itself, there is also a pub in the neighbouring village of Lessingham, The Star, as well as the well-known Ingham Swan a slightly longer, but still very do-able walk from your front door.

























INFORMATION



On The Doorstep

Within the village of Lessingham is All Saints School, which is an independent school for 7 - 16 year olds. The Star public house is within walking distance of the property, with the award winning Ingham Swan just over 1 mile away, whilst nearby Stalham, 3 miles, has a good range of shops and amenities, including a post office, doctors surgeries, Tesco supermarket and secondary schools. There is also a community sports hall and gym. The Poppy Centre. The large sandy beach of Eccles on Sea is about 1.5 miles by car and approximately 15 minutes walk via a nearby footpath. Sea Palling is 2.5 miles along the coast and has achieved a Seaside Award in 2024. It is approximately 3 miles from the Norfolk Broads, with picturesque countryside walks including Bacton woods and the nearby East Ruston Old Vicarage Garden. Wroxham, the acknowledged centre of the Broads network, is about 10 miles.

How Far Is It To?

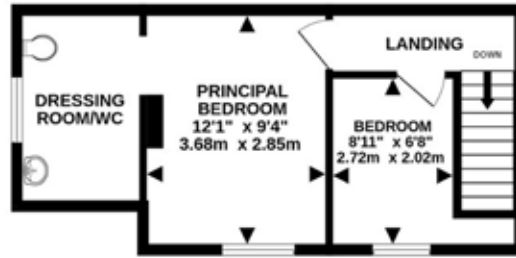
The city of Norwich is 18 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast with its quaint villages and sandy beaches includes favoured spots such as Holt, Wells Next-The-Sea, Blakeney and the Burnhams. Cromer is approximately 16 miles north with its famous Victorian pier, cafes, shops and The Royal Cromer Golf Club. A 45 minute drive south of Norwich, 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

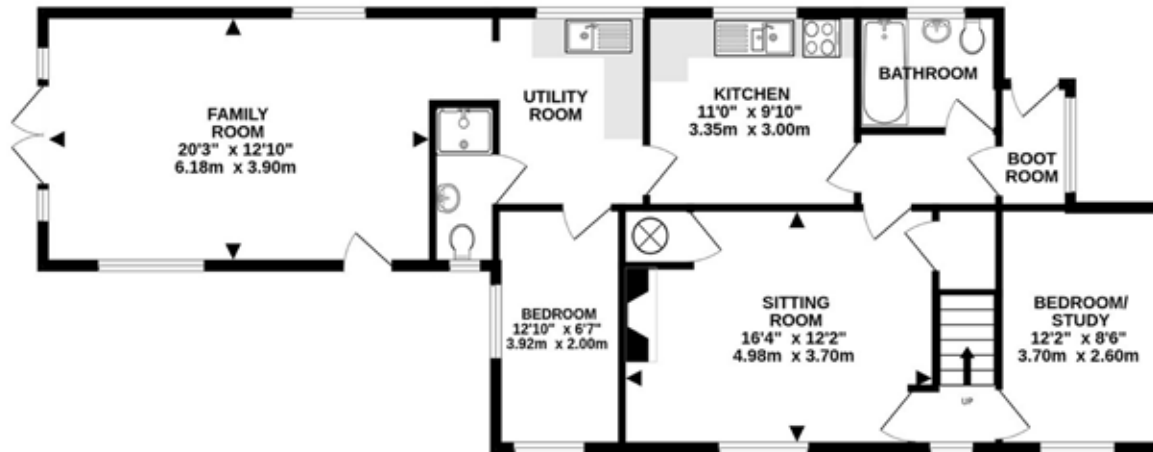
Leave Norwich on the Wroxham Road and continue through Hoveton onto A149. On approaching Stalham, turn left at the Tesco supermarket on to Old Market Road, signposted to Waxham Barns and Hornsey Windpump. Go straight over the double roundabout onto Ingham Road. As the road doglegs at the Ingham Swan, take the junction straight on as the road bends right, signposted Lessingham. Follow this road for 0.8 miles through Ingham Corner and at the junction, take a left turn heading straight onto Lessingham. Continue until you reach the end of the village and take a right turn into Heath Road signposted Hempstead and Eccles. After about 0.5 miles the road takes a sharp left-hand bend and the entrance to Corner Cottage is just before this on the left-hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Full Fibre Broadband Available - the vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Tax Band C
Freehold



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



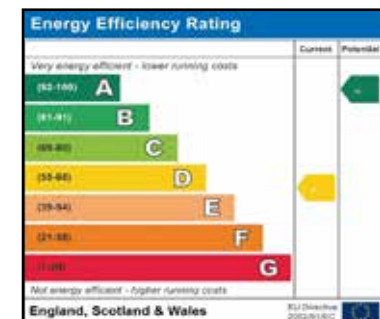
GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



OUTBUILDINGS
343 sq.ft. (31.8 sq.m.) approx.

FLOOR AREA - HOUSE : 1297 sq.ft. (120.5 sq.m.) approx.
TOTAL FLOOR AREA : 1640 sq.ft. (152.3 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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