



THE STORY OF
Pink Cottage

Egmere, Norfolk

SOWERBYS



THE STORY OF

Pink Cottage

Egmere, Norfolk
NR22 6AU

Beautifully Presented Semi-Detached Cottage

Limecrete Construction

Modernised, Open-Plan Kitchen
and Sitting Room

Conservatory/Dining Room

Ground Floor Bathroom

Three Bedrooms

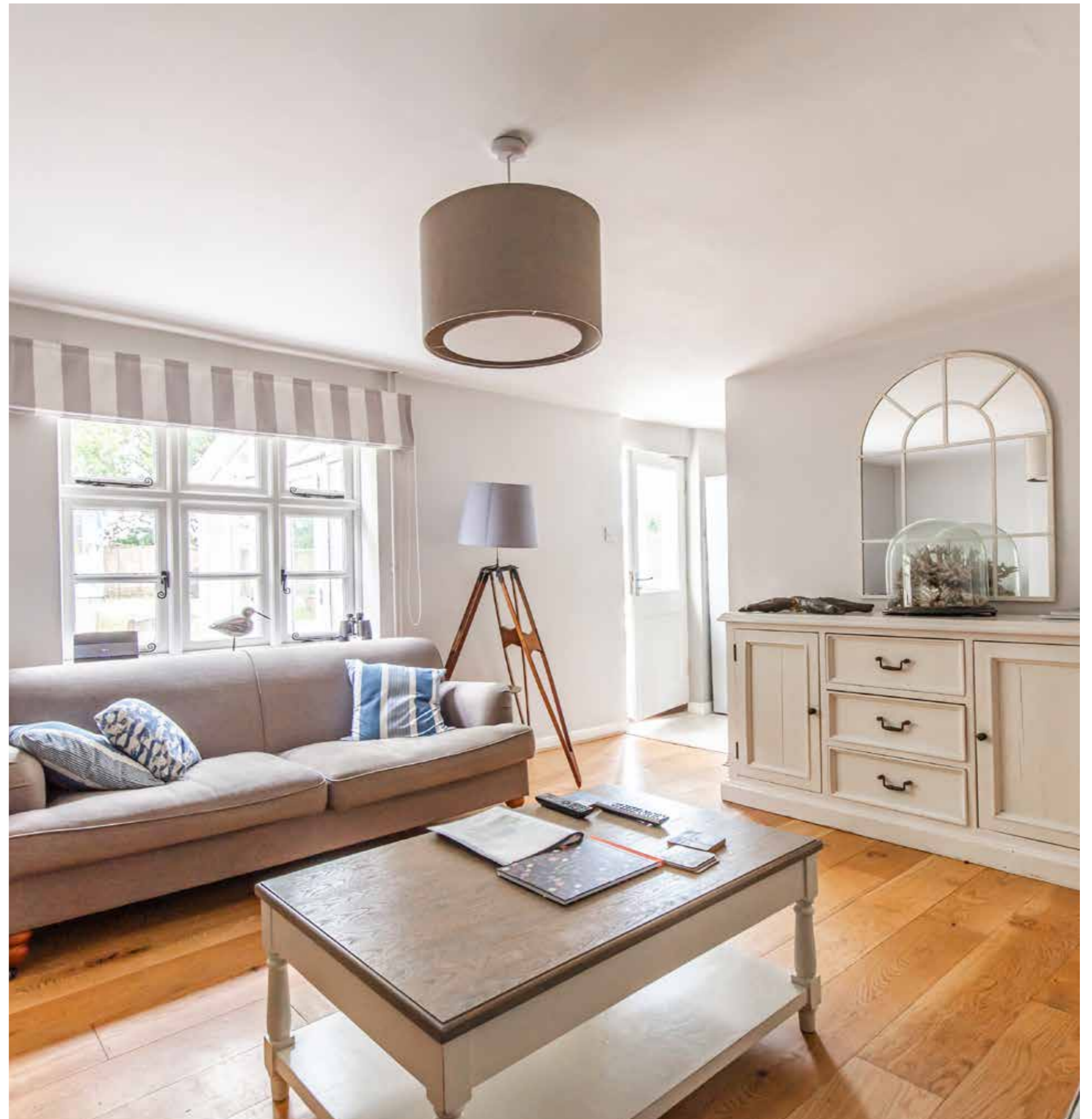
Family Bathroom

Ample Parking to Drive

Enclosed Rear Garden with Summer
House, Backing onto Fields

No Upward Chain

SOWERBYS WELLS-NEXT-THE-SEA OFFICE
01328 711711
wells@sowerbys.com





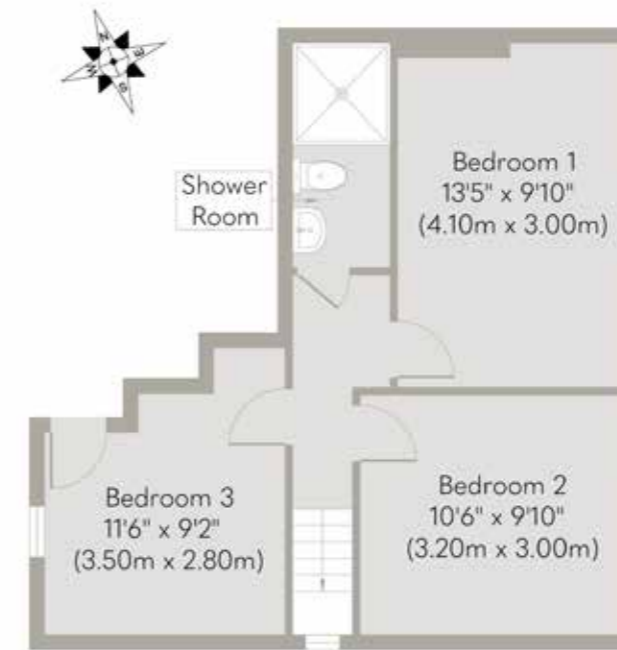
Pink Cottage has been in our vendors ownership for some twelve years, they were in fact the first proud owner occupiers. Over this time they have witnessed all of what were originally Holkham Estate workers cottages, bought privately and transformed into spacious properties, sharing a real community, helping each other in terms of property maintenance and management.

When our vendors were looking to buy, their search was centred on the nearby coast, with two bedrooms being their maximum affordability. However, opening up their search to include the outlying villages they discovered the hamlet 'Egmere' where 'Pink Cottage' nestles off a country road. With three bedrooms, comfortably sleeping six people, ample parking and a very generous garden, it has provided a fantastic bonus for them when hosting extended family and friends on their frequent breaks away, just five minutes from Wells-Next-The-Sea.

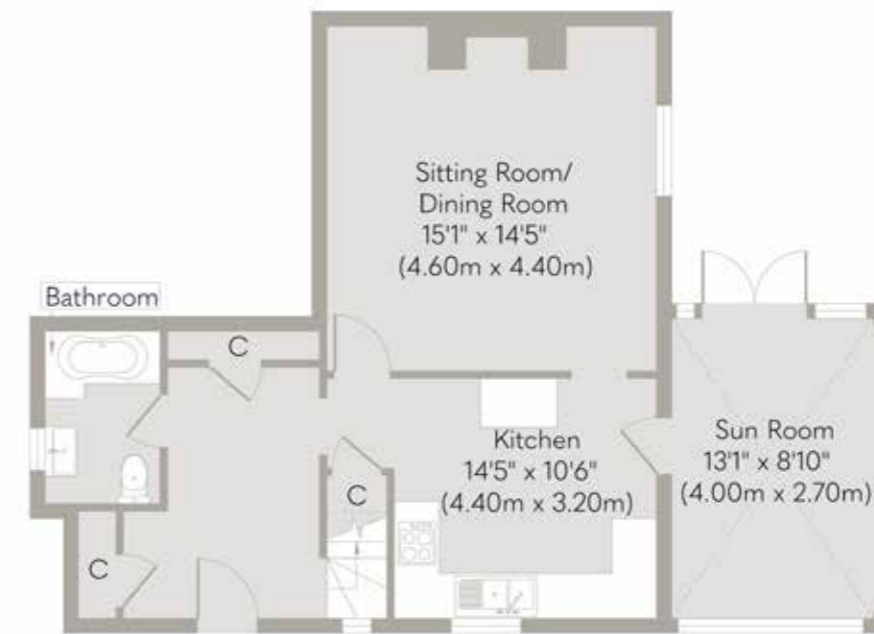
The cottage has been beautifully modernised with its open plan kitchen and sitting room and the addition of a conservatory and ground floor shower room. Upstairs the three bedrooms are served by a further family bathroom. The outside space is generous and often shared with the local wildlife that includes, barn owls, deer and Housemartins. It has been known for an escapee peacock to put in an appearance too!

It is time to find a new custodian of this much loved, calm, peaceful and airy, memory making property, where viewing is highly recommended.





First Floor
Approximate Floor Area
489 sq. ft
(45.42 sq. m)



Ground Floor
Approximate Floor Area
647 sq. ft
(60.08 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Egmore

A SMALL HAMLET IN A LOVELY LOCATION

Egmore is a small rural hamlet, originally a medieval settlement, close to Wells-next-the-Sea and the pretty village of Walsingham.

Walsingham offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

Nearby is wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddle boarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-served with a primary and secondary schools, plus a GP surgery and library.



Note from the Vendor



“Our favourite spot in the house is the conservatory, where we can enjoy the lovely, peaceful garden view and view of the open fields.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///remainder.expectant.october

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

