

THE STORY OF

1 New Thatched Cottage

Edingthorpe, Norfolk

SOWERBYS



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Rectory Road, Edingthorpe
Norfolk, NR28 9TL

Charming Cottage with Period Feel

Created Using Reclaimed Materials

Beautiful Sitting Room with Inglenook
Fireplace and Wood-Burning Stove

Fitted Kitchen with Solid Wood Worktops

Bedroom and Bathroom to First Floor

Vaulted Second Floor Bedroom

Charming Cottage Gardens to Front and Rear

Off-Road Parking Space

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This stunning property was built in 1996 and has been carefully constructed using reclaimed materials, giving it a fabulous period feel. It is full of character, including exposed timbers, leaded light windows, brick flooring, an inglenook fireplace, and exposed oak timbers.

The accommodation is set over three floors and includes a well-fitted kitchen with solid wood worktops, a beautiful sitting room with a central inglenook fireplace featuring a wood-burning stove, part oak and brick flooring, and access to the front garden. The ground floor has a very open flow, allowing an easy country lifestyle.

The staircase wraps around the fireplace and leads to the first-floor landing, providing access to the first bedroom and a well-fitted bathroom. The staircase continues to the top floor, where the vaulted principal bedroom can be found, offering a generous amount of space and plenty of light with a lovely cosy, tucked away feel.

Outside, there is a shared gravel driveway serving access to a parking space. The cottage-style garden to both the front and rear provides a wide range of planting, including clipped box hedging, meandering pathways, shrub borders, climbing roses, lawn, and a pretty thatched outbuilding, completing the quintessential feel of this home—a very peaceful and relaxing place to be.



There are so many charming quirks about this home.

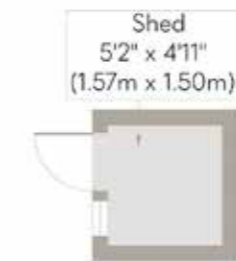




First Floor
Approximate Floor Area
242 sq. ft
(22.48 sq. m)



Second Floor
Approximate Floor Area
242 sq. ft
(22.48 sq. m)



Outbuilding
Approximate Floor Area
25 sq. ft
(2.32 sq. m)



Ground Floor
Approximate Floor Area
242 sq. ft
(22.48 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.

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Edingthorpe

A CHARMING VILLAGE CLOSE TO THE COAST

Located in the north Norfolk district of Norfolk, Edingthorpe is a charming village that exudes timeless tranquillity, offering a peaceful retreat from the hustle and bustle of urban life.

At the heart of Edingthorpe, one can find a parish church—a focal point reflecting the village’s deep-rooted history and serving as a gathering place for the community. The church, with its architectural grace and historical significance, contributes to the village’s cultural identity.

Edingthorpe’s quiet lanes, lined with trees and hedgerows, evoke a sense of serenity, providing a picturesque backdrop for leisurely walks and exploration. The air is filled with the sweet fragrance of blooming flowers in well-tended gardens, and the frequent birdsong enhances the natural ambiance.

Community spirit is a hallmark of villages like Edingthorpe, where residents come together for local events, festivals, and activities, fostering strong neighbourly connections. The village has a warm and welcoming atmosphere.

The closest town, North Walsham, is approximately 3.5 miles away—a popular market town situated a few miles from the seaside town of Cromer and the Norfolk Broads capital, Wroxham.

North Walsham offers a range of amenities, including supermarkets, leisure facilities, shops, primary and secondary schools, a sixth form college, doctors’ surgeries, and a cottage hospital. Regular bus and train services connect the town to the cathedral city of Norwich, where a wider range of facilities, including an international airport and mainline services, can be found.



Note from Sowerbys



“The gardens are full of wildlife and are a delight to spend time in.”

1 New Thatched Cottage’s back garden



SERVICES CONNECTED

Mains water and electricity. Private drainage. Storage/panel heater heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2330-3229-6009-0315-1202

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: ///redefined.quits.fussed

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SOWERBYS

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