



THE STORY OF

106 Hall Street

Briston, Norfolk

SOWERBYS



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Briston, Norfolk
NR24 2LQ

Immaculately Presented Detached Cottage

Detached Cart Lodge and Garden Room

Inglenook Fireplace Housing Woodburner Stove

Separate Dining Room

Modernised Kitchen and Separate Utility Room

Ground Floor, Modernised Four Piece Bathroom

Three Bedrooms

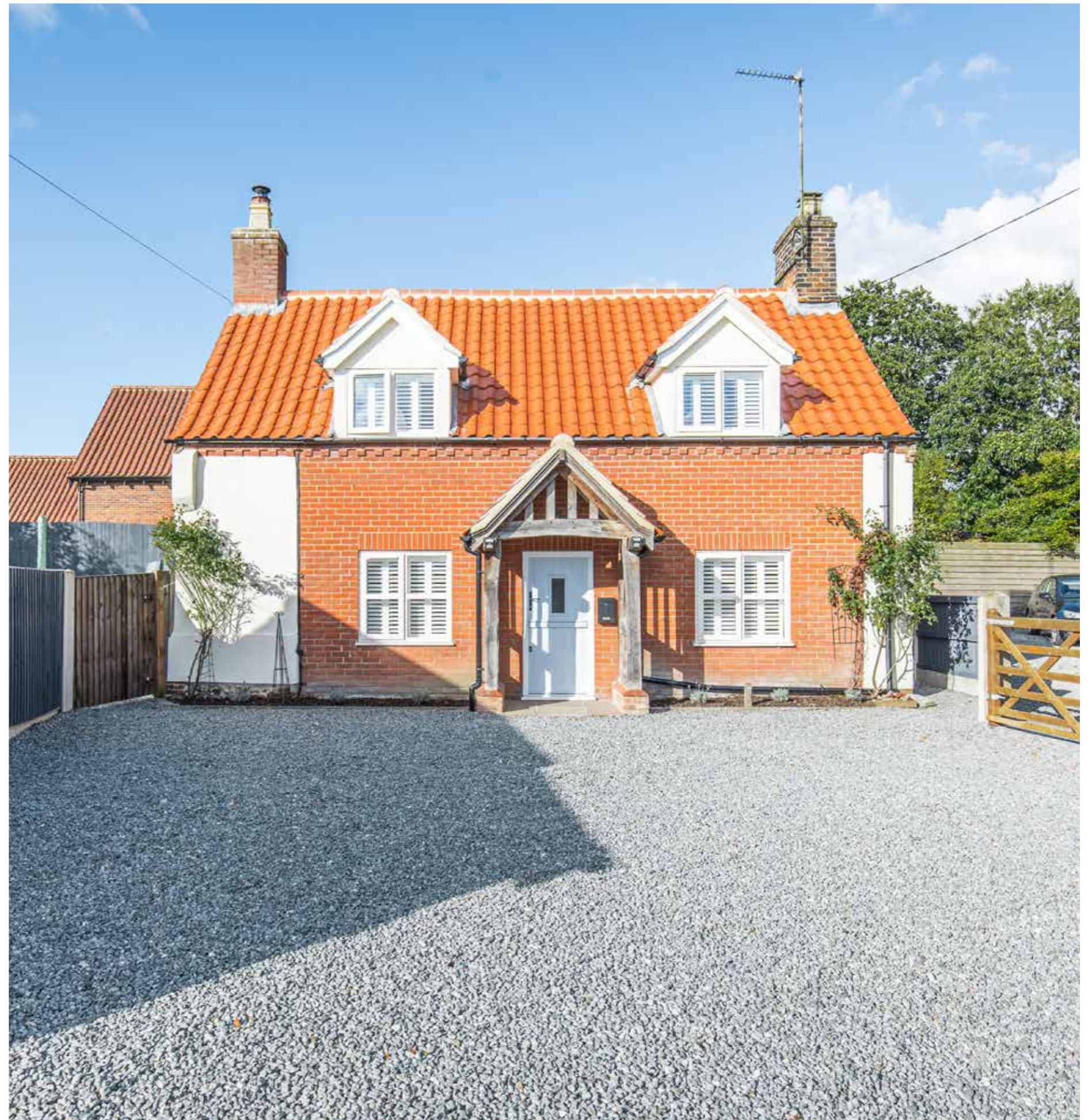
Delightfully Landscaped Gardens

Chain Free

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This beautiful period cottage has been delightfully renovated and modernised. The front boundary is now delineated by a traditional flint and brick wall and the addition of a detached cart lodge and garden room is a triumph.

Our vendors and their family have enjoyed all of what the village has to offer with its excellent amenities, walking to the Co-op and the butchers and the friendliness of the community.

They are told the cottage is one of the oldest properties in the village and it's clear there is an abundance of character that could support this. Entering the cottage via its oak framed porch into the main reception room, you can imagine the cosiness when the wood burner is lit within the inglenook fireplace. Next door the dining room is another generous space that leads to the perfectly designed kitchen, which our vendors are justly proud of. Moving along the rear hall, the bathroom and utility room are further statements of how beautifully the contemporary dovetails the period charm.

The addition of the cart shed and garden room is brilliant for those times when family and friends can be given their own space. However, a particular favourite spot of our vendors is the patio adjacent to the garden room, which they consider "the best sun trap in the garden" and they have loved their family times spent there.

The rest of the outside space has been delightfully landscaped, including a gravelled drive, lawn to the front and a further terraced lawn with gabion walls to the side and rear.

It is very clear that our vendors enjoy their family time at the cottage, the proximity to the coast and the towns of Fakenham and Holt. They simply love to refer to it as "Our happy place", and as custodians they would love for others to enjoy it just the same.





First Floor
Approximate Floor Area
421 sq. ft
(39.07 sq. m)



Annexe
Approximate Floor Area
375 sq. ft
(34.86 sq. m)



Ground Floor
Approximate Floor Area
671 sq. ft
(62.37 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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Briston

WHERE HERITAGE MEETS COASTAL BEAUTY AND COMMUNITY CHARM

An old wool village between Fakenham and Holt, Briston has easy access to the North Norfolk coast, an Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.



Note from the Vendor



“This beautiful period cottage has been delightfully renovated and modernised.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 0323-3915-8200-4204-8200

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: ///laminated.signs.bunch

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

 Cancer
Charity
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