



THE STORY OF
Corner Cottage
Kettlestone, Norfolk

SOWERBYS



THE STORY OF

Corner Cottage

1 The Street, Kettlestone
NORFOLK, NR21 0JB

Brick and Flint Cottage

Two Bedrooms

Beautiful Garden

Ample Parking and Garage

Corner Plot in Village Location

Potential to Extend (STPP)

Modernisation Required

Chain Free

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com

Corner Cottage presents as a wonderful opportunity to modernise and potentially extend a delightful period property which is sat on a very generous plot.

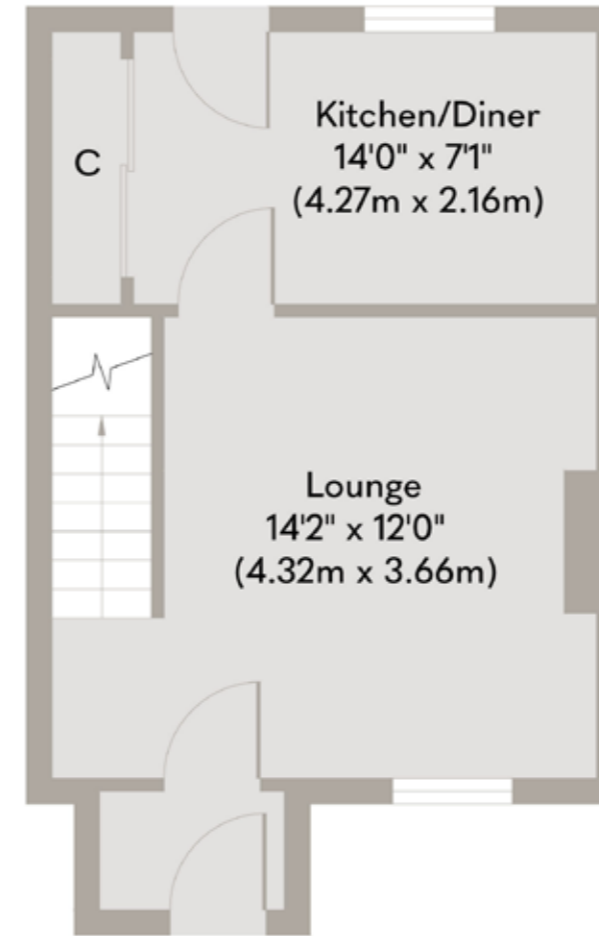
This period brick and flint cottage makes for the ideal opportunity to modernise and transform a home on the outskirts on this Norfolk village.

The cottage has a cosy lounge with wood burning stove, a kitchen overlooking the rear garden, and upstairs are two bedrooms and the bathroom.

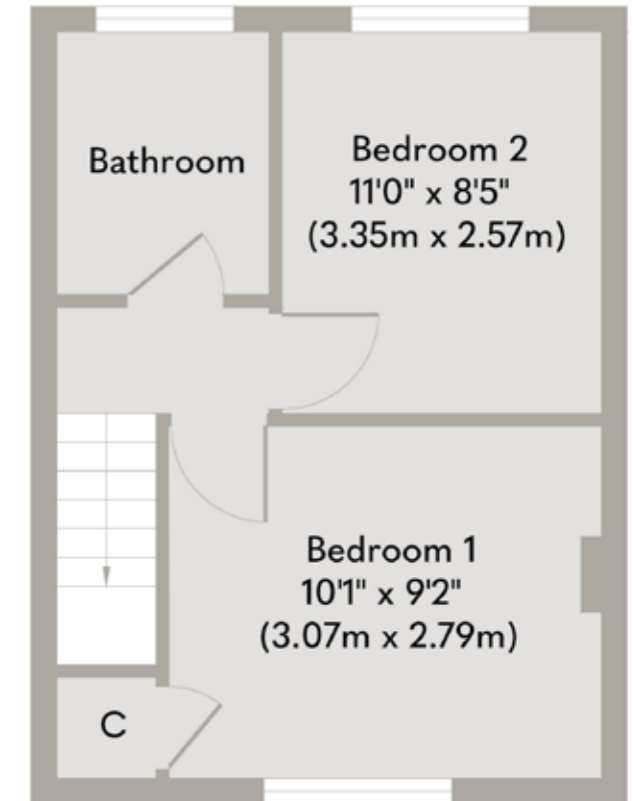
No doubt something that sets this cottage apart is it's garden. Appropriately described in its name, the cottage occupies a corner plot which extends to circa ¼ of an acre (STMS). Filled with mature trees, shrubs and plants this garden is a haven for wildlife. Holding the potential for anyone to transform this space, with room for outbuildings or even space to extend the existing cottage subject to obtaining the necessary permissions.

Offered to market with no onward chain, Corner Cottage holds enormous potential to transform this period cottage.





Ground Floor
 Approximate Floor Area
 291 sq. ft
 (27.03 sq. m)



First Floor
 Approximate Floor Area
 275 sq. ft
 (25.54 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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Kettlestone

QUAINT VILLAGE LIVING, NEAR
COAST AND CULTURE

A small village with a church and vibrant village life - and hall too - Kettlestone is within easy reach of the market town of Fakenham with its shops, banks, cinema and weekly market.

Seven miles to the east is the lovely Georgian market town of Holt with a wider range of shops, pubs and restaurants, and Gresham's School. The north Norfolk coast is within easy driving distance with its miles of sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.

Fakenham offers plenty to keep you entertained - including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs - a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a spirited agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing - spot the printing blocks which have been set in the surface of the market place and date back to 1250.



Note from the Vendor



“Filled with mature trees, shrubs and plants this garden is a haven for wildlife.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band B.

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: ///ombudsman.fidelity.giggle

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

