



THE STORY OF

Holly Cottage

Sedgeford, Norfolk

SOWERBYS



THE STORY OF

Holly Cottage

Sedgeford, Norfolk
PE36 5LT

Individual Character Property

Two-Bedroom
Detached Property

Lovely Field Views

Quiet Setting

Plenty of Off-Street Parking

Potential to Extend

Cosy Wood-Burner

Holly Cottage offers a rare blend of historic charm and natural beauty, set in a peaceful location near the heart of Sedgeford. Once three individual almshouses, this property has been combined into a single, unique cottage. Positioned on a quiet road, Holly Tree Cottage enjoys lovely field views and is immersed in the surrounding nature, creating a sense of calm and peacefulness.

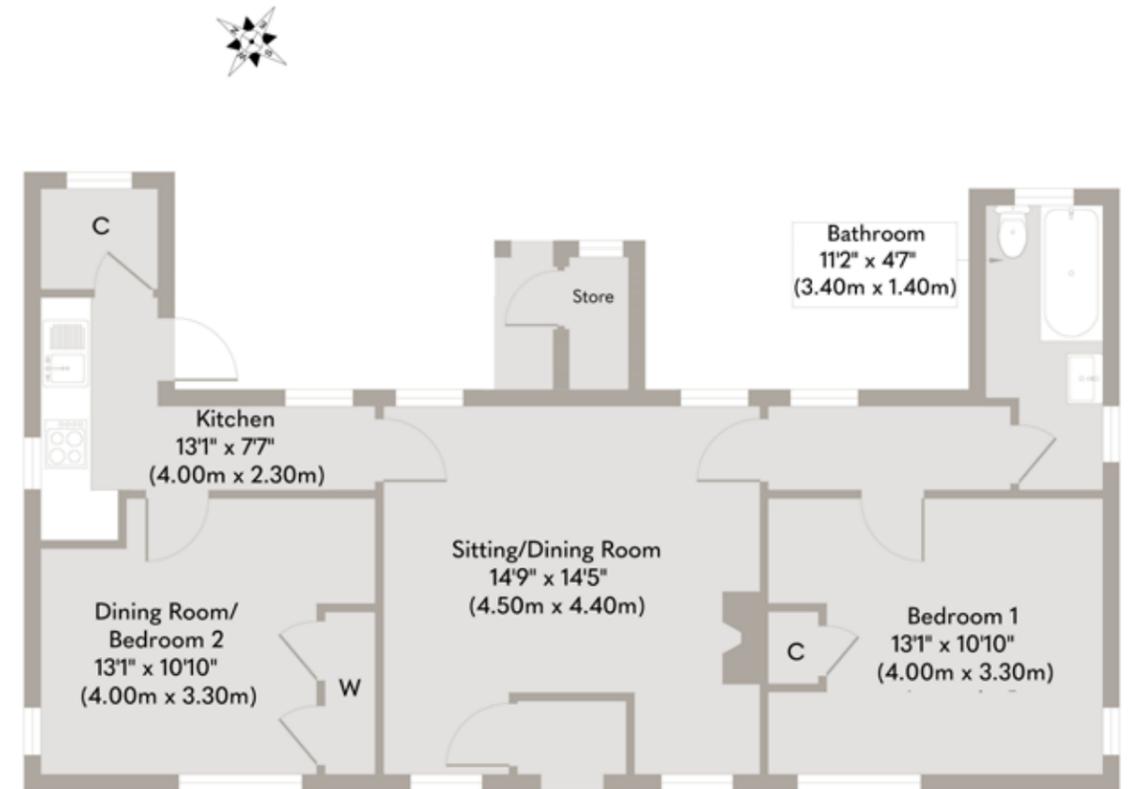
The exterior features a charming walled front garden with a quaint path leading to the entrance. While the garden is walled, the surrounding lawned area makes the plot feel more expansive, ensuring both space and privacy. Within the plot, there is ample off-street parking for multiple vehicles. To the rear, the garden is a private escape, mostly laid to lawn and offering potential for future expansion. With its lush greenery and seclusion, this garden is ideal for relaxing, gardening, or entertaining in complete privacy.

Inside, the cottage exudes charm and cosiness. The kitchen, though compact, is practical and functional, while the lounge is a cosy gathering space complete with a wood burner, perfect for those cool evenings. The property includes two spacious double bedrooms and a family bathroom, providing comfortable accommodations within its quaint footprint.

Holly Cottage is a true gem, combining historical elements in a countryside setting. Whether you are enjoying the rural views, the unique features, or the peaceful setting, this cottage offers a lifestyle this is both restful and full of character - a delightful countryside escape.



SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



Approximate Floor Area
 677 sq. ft
 (62.88 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

Sedgeford

DISCOVER COASTAL CHARM AND RICH HERITAGE

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from Sowerbys



“Holly Cottage is a true gem, combining historical elements in a countryside setting.”



SERVICES CONNECTED

Mains water and electricity. Electric storage heating. Drainage via cesspit.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref: 9340-2628-8000-2604-3835

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: ///tools.eclipses.chugging

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

