



Grove Corner Cottage
The Grove | Knapton | Norfolk | NR28 0RS

COASTAL HIDEAWAY



“Perfectly positioned a few minutes’ drive from the beach in one direction and a market town the other, open countryside on the doorstep, you couldn’t ask for a better base than this from which to explore the best of the county.

Nestled within a favoured part of North Norfolk, benefitting from the stunning scenery, a family friendly coast and a wealth of amenities and leisure activities, but it’s far quieter and more accessible.”



KEY FEATURES

- A Fully Renovated Detached Cottage situated in the Coastal Village of Knapton
- Four/Five Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Bedroom Five is currently set up as a Dressing Room
- Kitchen with Separate Utility Room and Ground Floor WC
- Two Reception Rooms
- Single Garage, Plenty of Parking and Outside Store
- The Garden includes Patio Areas and Raised Vegetable Beds
- The Accommodation extends to 1,307sq.ft
- Energy Rating: E

This delightful cottage has been totally transformed over the past year or so, with exacting attention to detail and using high quality materials and workmanship. It's a beautiful home that would be perfect for a family or as a weekend retreat. Close to the coast, you can imagine beach walks all year round, children playing in the large garden, growing your own fresh produce – an idyllic lifestyle that's increasingly hard to find. Best of all, the hard work has been done for you and the property comes to the market in turn-key condition.

Moving With The Times

This beautifully finished character home was previously owned by the local butcher for almost 50 years. During this time he split the property into two smaller cottages and then returned it to one larger home. Over time, the building fell into disrepair and when the current owners came across it, they jumped at the chance to bring it back to its best, giving it a new lease of life. It's been a passion project – the owners grew up with family walking distance from the property and have always loved it here and felt a strong connection to the area, so it's been a great joy to them to transform the house here.

Care And Quality

Everything has been done for you, from top to bottom, with a new kitchen and bathrooms, new stairs, full rewiring, the installation of central heating, huge amounts of insulation and freshly landscaped gardens. The owners have gone above and beyond – the internal doors are all solid oak, as are the kitchen worktops, with beautiful herringbone flooring and a stunning Belfast sink and brand-new range cooker. The layout has been very well considered and offers an ideal balance of open plan and separate spaces. To one side you have a double length reception, which is a great size sitting room and ideal for family film nights or for little ones playing. On the other side, you'll find the kitchen, open to the dining room, so again it has a nice sociable feel.





KEY FEATURES

There's a cloakroom to the front of the house and a separate utility room, so your washing machine spin cycle won't spoil your time around the dining table. Upstairs, you have up to five potential bedrooms. The master has an en-suite shower room and the rest share a stylish family bathroom. All the bedrooms have a lovely outlook over the surrounding countryside.

Fresh Air And Freedom

The owners have put as much thought into the garden as the house. You have a large lawn of high-quality turf, sandstone paving wrapping around the home and not one but two patios, to make the most of the sun throughout the day. There are also raised beds, so you could grow vegetables or perhaps flowers for cutting. The mature trees have been retained, so you have fresh fruit, including fig and plum. Reclaimed railway sleepers line the borders and add an attractive finishing touch. If you're green-fingered, this is a place that will delight you – and if you have young children or grandchildren, you can picture them running around out here and having a wonderful time! It's very secure and private and there's lots of birdlife to keep you company. On a practical note, you have lots of parking, including room for a boat or caravan if required.

Location, Location, Location

We've already touched on the location of the property, but it really is an excellent position if you love this part of the country. The village of Mundesley is just two miles away and has a blue flag beach, with Trimmingham, Happisburgh and even Overstrand and Cromer within easy reach. Hop in the car and head in the other direction and you'll be in North Walsham in around five minutes, so you can get your groceries at Waitrose, Sainsbury's or Lidl, swim in the pool at the leisure centre, or get on a train up to Sheringham or down to Norwich. You have also plenty within walking distance. Pigney's Wood is a lovely nature reserve just down the road, and you can walk into Knapton where you'll find a sports and social club with a bar, a village hall and a church, all of which are active and welcoming.





















INFORMATION



On The Doorstep

The village of Knapton is situated in an unspoilt area of open countryside about 18 miles to the north of Norwich, the cathedral city and regional centre of East Anglia. The nearest coast at Mundesley is under 2 miles and has excellent sandy beaches. The historic market town of North Walsham is about 3.5 miles south and provides excellent shopping and banking facilities. There is also a local train station in the town with trains to Sheringham on the coast and to Norwich with regular connecting trains to London Liverpool Street. Norwich also has an expanding airport with regular connections to Schiphol .

How Far Is It To?

The North Norfolk coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by. The Norfolk Broads are within easy reach and Wroxham the acknowledged centre of the Broads network is about 14 miles. The picturesque Georgian town of Holt is about 17 miles and has excellent shopping facilities as well as being renowned for being the home of Gresham's public school. Further along the coast is Beeston Hall preparatory school for girls and boys. Golf is available at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Directions

Leave Norwich on the B1150 North Walsham Road, travelling through Coltishall continue towards North Walsham. Turn left onto the North Walsham bypass towards Cromer and Mundesley, continue on the B1145 towards Mundesley and in the village of Swaffield bear sharp right following the sign towards Mundesley and Knapton. Just before the village of Swaffield there is a sharp right hand turn, follow this road towards Knapton. The property will be located on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Heating and Hot Water is Electric, via Direct Pressurised Cylinder
Drainage TBA

Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

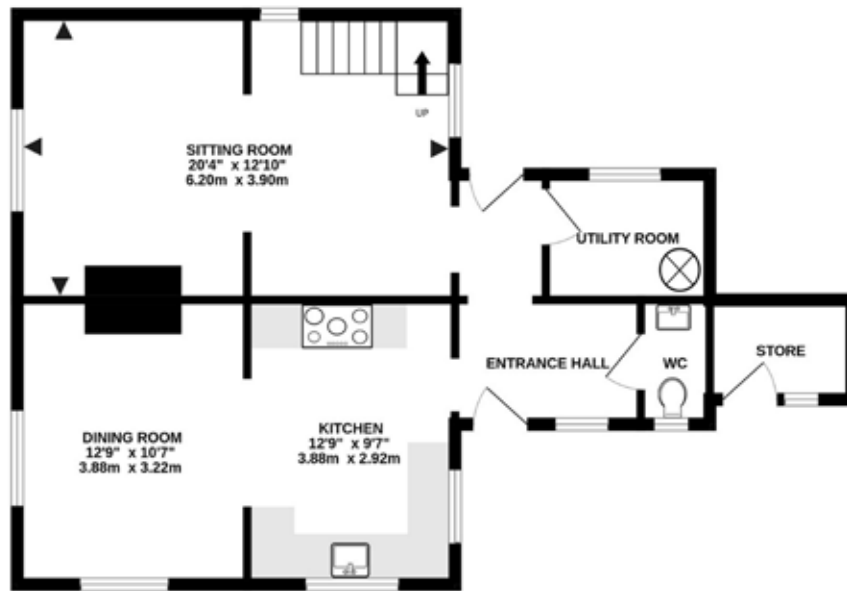
North Norfolk District Council - Council Tax Band C

Freehold

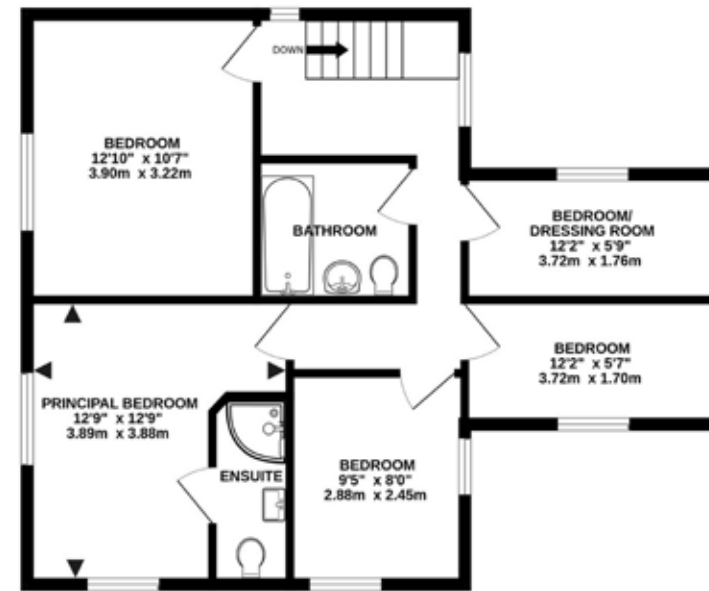
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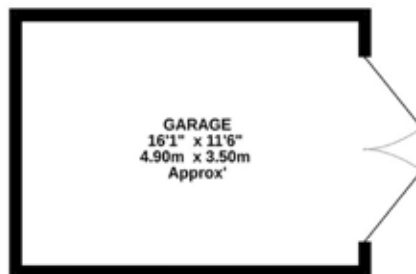
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GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



OUTBUILDING
185 sq.ft. (17.1 sq.m.) approx.

MAIN HOUSE
TOTAL FLOOR AREA : 1307sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	49
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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