



Introduction  
The Old Club House  
Northrepps

**SOWERBYS**

Upon arrival, prospective tenants are welcomed into a bright and inviting open-plan living space - the true heart of this spectacular village retreat. Flooded with natural light, the cosy sitting area is perfect for unwinding after a day exploring the enchanting North Norfolk coastline.

The Scandinavian-style kitchen offers an abundance of cupboard and worktop space and comes fully equipped with an integral electric oven, hob, dishwasher, and fridge freezer - ideal for those who enjoy cooking and entertaining. Completing the open-plan layout is a well-appointed dining area, offering an effortless setting for both everyday meals and hosting guests.

Beyond the main living space sits a versatile snug, perfectly suited as an office or study for those working remotely.

The principal bedroom is an extensive double, featuring a triple fitted wardrobe and enjoying views over the beautifully landscaped, private enclosed garden. The contemporary bathroom comprises a walk-in soak-away shower, wash basin, WC, and heated towel rail. A useful storage cupboard houses the washer/dryer.

The property is approached via a shared private gravel driveway and benefits from one allocated parking space. The beautifully landscaped, south-facing garden is a standout feature, boasting mature Mediterranean planting and a generous patio ideal for outdoor dining or simply soaking up the sun.

Available now on an initial 12-month tenancy.

#### **NORTHREPPS**

Northrepps is a delightful and highly sought-after village, perfectly positioned amidst glorious open countryside yet just a couple of miles from the stunning North Norfolk coastline. Brimming with charm and character, it offers a true sense of community and an idyllic pace of life, while remaining wonderfully connected to nearby towns and the city of Norwich.

At the heart of the village is a welcoming and close-knit community, with amenities that make day-to-day living

a pleasure. Northrepps is home to a well-regarded primary school, a beautiful 15th-century church, and the much-loved Foundry Arms - a traditional village pub known for its friendly atmosphere, excellent food, and local ales. The vibrant village hall hosts regular events, from coffee mornings and quiz nights to seasonal fairs, ensuring there's always something to bring everyone together. Surrounded by scenic walks and peaceful lanes, Northrepps is a haven for those who enjoy the outdoors. The nearby beaches at Overstrand and Cromer offer wonderful days by the sea, while the surrounding countryside is perfect for cycling, rambling, or simply soaking up the tranquillity of rural Norfolk life.

For those who like to explore a little further, the charming seaside town of Cromer is just a short drive away, offering a range of shops, cafés, and its iconic pier. The city of Norwich lies around 22 miles to the south, where you can enjoy a dynamic mix of history, culture, and modern living - from its cobbled Lanes and award-winning eateries to its vibrant shopping and arts scene.

Northrepps truly captures the essence of Norfolk living - peaceful, picturesque, and full of heart.

#### **AGENTS NOTE**

No pets.

Available now.

Oil central heating.

12 month initial tenancy.

#### **COUNCIL TAX**

Band C.

#### **ENERGY EFFICIENCY RATING**

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

#### **LOCATION**

What3Words: ///race.pricier.waltz





# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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