



Introducing
Abbey Street
Bacton

SOWERBYS

Pantiles is a beautiful, two-bedroom Georgian brick and flint cottage located in the thriving Norfolk coastal village of Bacton. The cottage enjoys a tranquil setting within a conservation area, home to the thousand year old Bromholme Abbey, a rich piece of Norfolk history. Available April on an initial 12 month tenancy.

Upon arrival to Pantiles, prospective tenants are immediately welcomed into the cosy sitting room. Boasting adequate dimensions for traditional furnishings, the sitting room is complete with an operational fireplace. The country style kitchen is home to an abundance of both cupboard and worktop units, providing the perfect setting for food preparation. The kitchen is offered with a range of appliances such as an electric cooker, slimline dishwasher, fridge freezer and a washer dryer.

Neighbouring the kitchen, prospective tenants will find the bathroom which comprises a shower over bath, wash basin and WC. Accessible from the cosy sitting room is an additional reception room with the versatility to be utilised as an office/study or even as a third bedroom. Completing the ground floor accommodation is a conservatory which, bathed in natural light, allows for entertainment and reception throughout all times of the day.

Stairs located in the sitting room lead to the first floor accommodation which is home to the two bedrooms. The principal bedroom within the cottage is a spacious double room featuring dual chests of drawers and a hidden mirrored fitted cupboard. The second bedroom is a generous single room which, benefiting from a fitted cupboard, enjoys an aspect out over the private enclosed garden.

Prospective tenants will find off road parking to the front of the cottage. The low-maintenance hard-landscaped private enclosed garden features an extensive patio area complemented by an array of mature shrubbery.

Fired by gas central heating, Pantiles is available April on an initial 12 month tenancy.

BACTON

Situated along the stunning North Norfolk coastline, Bacton offers visitors a peaceful retreat with its beautiful sandy beaches, rugged cliffs, and expansive ocean views. The

village is known for its relaxed atmosphere and is a popular destination for those looking to enjoy the natural beauty of the Norfolk coast.

In addition to its scenic coastal setting, Bacton is also home to a range of amenities and attractions for visitors to enjoy. The village boasts a selection of charming local shops, traditional pubs, and eateries serving up delicious seafood and other culinary delights. Nature enthusiasts will appreciate the abundant wildlife in the area, including various bird species and marine life, making it an ideal destination for birdwatching and coastal walks.

Travelling further up the coastline, there are many neighbouring villages and towns with a lovely bustling environment, including the town of Cromer. With its stunning beaches, iconic pier, and spectacular coastal vistas, Cromer is a popular destination for visitors seeking a classic British seaside experience. The town is famous for its delicious fresh seafood, particularly the renowned Cromer crabs, and offers a range of traditional seafood restaurants and fish markets where visitors can sample the local culinary delights.

Bacton's tranquil coastal charm, combined with its natural beauty and local attractions, makes it a wonderful location to call home.

COUNCIL TAX

Band – B

LOCATION

What3Words - ///giants.gradually.parkland

AGENT'S NOTES

Pets By Negotiation

Gas Central Heating

Available April 8th

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

D. 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.



SOWERBYS

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