



Middle Cottage, 19 Main Road, Sidestrand, Cromer, Norfolk, NR27 0LS

Asking Price Of £365,000

- 3 bedrooms
- 3 reception rooms
- 2 bathrooms
- EPC Rating: TBC

A quintessential Grade 2 listed, 3 bed mid-terrace brick and flint cottage dating back to the 16th century which bristles with character! With gardens and ample off road parking area, 3 reception rooms and many period features, this delightful property must be viewed! Call Henleys for further details.



Property Description

FIRST IMPRESSIONS

The property is one of three 16th century former farm cottages, built with brick and flint. There are two entrances to the property via the front and rear.

DINING ROOM

The front door opens directly into the dining room. Glazed to the front aspect with exposed timber flooring. Solid oak latched doors open to the sitting room and kitchen/breakfast room, wall mounted radiator and exposed ceiling beams.

KITCHEN/BREAKFAST ROOM

Double glazed window to the garden room and solid oak stable door to the same. The kitchen has a range of base and wall mounted units with granite effect worktops over. Free standing Flavel cooker with 8 gas rings and two ovens with an extractor unit and downlight over (gas supplied via gas bottles). Integral appliances include fridge, freezer and space for dishwasher. Inset ceiling downlighting, tiled flooring and central workstation with cupboards, drawers and pop-up electric sockets. Twin stainless steel sinks. Built in cupboard housing the oil fired boiler with shelving above. Under floor electric heating.

SITTING ROOM

Glazed to the front aspect with carpeted flooring, wall mounted radiator and inglenook exposed brick fireplace with inset 10kw multi-fuel fire stove and log store. TV point and exposed beams.

GARDEN ROOM

Double glazed to the rear and side aspects over dwarf walls with a sea glimpse. Glazed door to the rear and further door to the utility room.

UTILITY ROOM

Space and plumbing for washing machine, wall mounted Belfast sink.





INNER HALLWAY

From the kitchen, a passageway leads to the ground floor shower room and stairwell.

SHOWER ROOM

Double glazed window to the rear aspect with a three-piece suite which includes a walk-in shower, a dual-flush low-level WC and a vanity wash hand basin. Tiled flooring and inset ceiling downlights, wall mounted radiator and tiled flooring. Electric under floor heating.

FIRST FLOOR

From the landing solid oak latched doors lead to the three bedrooms and family bathroom.

MASTER BEDROOM

Glazed to the front aspect with timber flooring, wall mounted radiator and period inglenook fireplace (not in use), inset ceiling downlights.

FAMILY BATHROOM

Double glazed window to the rear aspect with a bath with power shower over, vanity wash hand basin and an enclosed dual-flush low-level WC. Solid timber floor boards, travertine tiles, extractor fan and chrome towel rail heater.



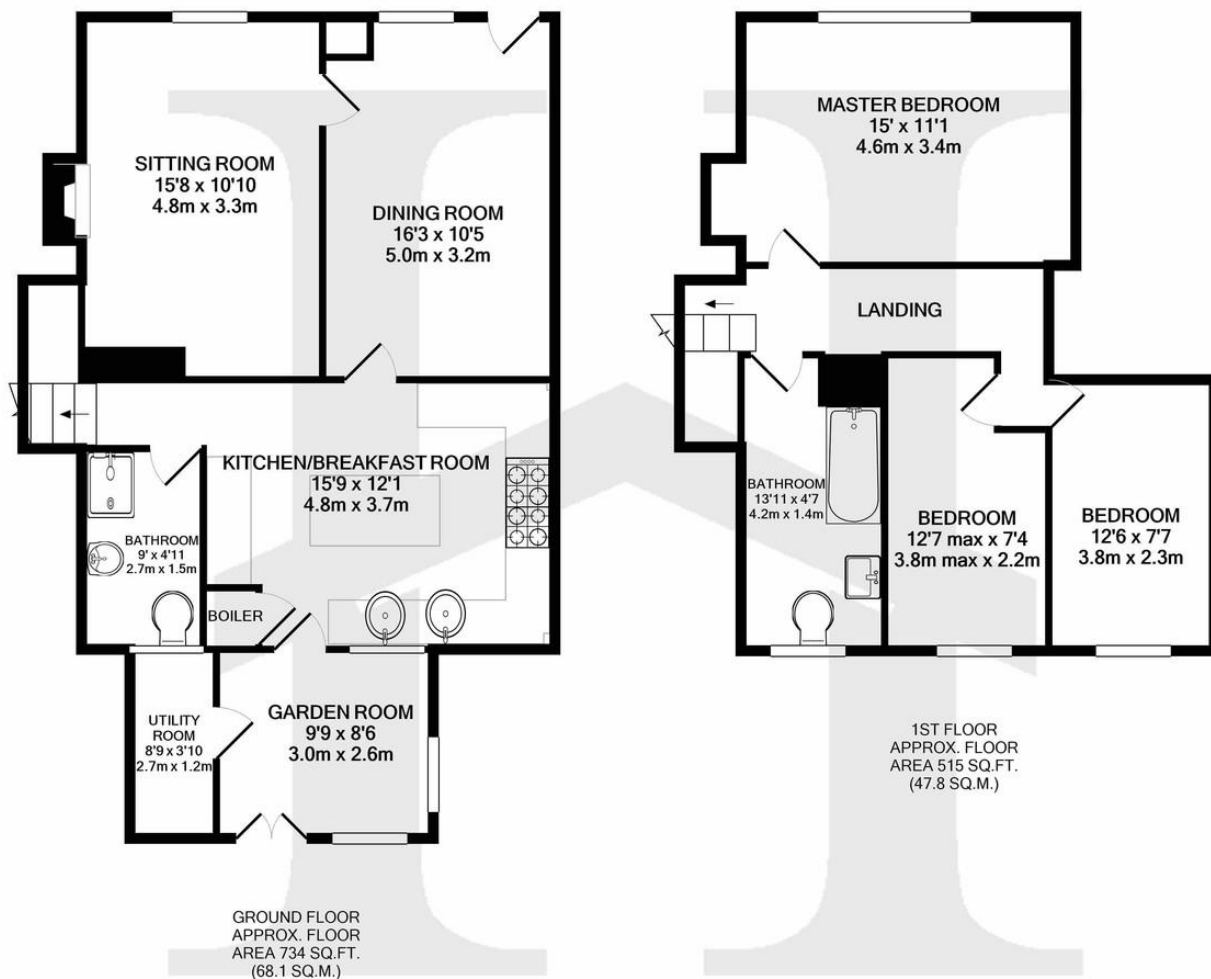
BEDROOMS 2 & 3

Double glazed to the rear aspect with sea glimpses, solid timber floor boards, wall mounted radiators and inset ceiling downlights.

OUTSIDE

Directly adjacent to the garden room is a small patio area. The rear yard has a series of dog kennels. A path leads to the large shingled parking area and garden. The garden is mainly laid to lawn with two timber sheds. To the front is a small garden comprising an area of perennial cottage planting surrounded by shingle paths and gates to neighbouring properties.





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. 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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AGENTS NOTES

FLYING FREEHOLDS: The neighbouring property has a flying freehold over and beneath the dining room. The stairwell to this property has a flying freehold over the neighbouring property.

DRAINAGE: A shared septic tank serves this and the two neighbouring properties with costs being split 3 ways.

ACCESS: The rear of the property is accessed by crossing the neighbours drive. There is vehi de and pedestrian rights of way over the neighbours drive. To the front there is a pedestrian right of way over the neighbour's garden to access the road. The adjoining neighbour also has right of way over this property.

DOG KENNELS: The dog kennels are staying with the property, but permission must be granted to remove them due to the property being Grade 2 listed. The vendor is happy to seek the permissions required if requested.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements