



Holly Cottage
Sandy Lane | West Somerton | Norfolk | NR29 4DJ

PICTURE PERFECT



“This attractive thatched cottage sits in glorious surroundings, down a quiet no-through lane, with open fields to the front and woodland to the rear. Secluded and peaceful, it feels like a real retreat, yet it’s just down the road from a riverside village community and only a few minutes from Martham, Winterton and a beautiful sandy beach.”



KEY FEATURES

- A Detached Thatched Period Cottage with Field Views in the Village of West Somerton
- Two Bedrooms; First Floor Bathroom
- Kitchen with Separate Utility and WC
- Two Reception Rooms
- Pretty Rear Gardens back onto Woodland with a Patio, Well and Two Summerhouses
- Car Port and Parking
- The Accommodation extends to 1,288sq.ft
- Energy Rating: E

Nestled between coast and countryside, this cottage is a real Broadland beauty. The pretty thatched, white-painted exterior catches the eye, while the glorious setting with far-reaching views adds to the appeal. Inside, there's plenty of character throughout well-proportioned rooms, while the charming rear garden is totally private.

A Home With Heart

This character cottage has seen many changes over the years and has been extended to include an adjacent barn which now forms a magnificent sitting room. It's been in the same ownership for several decades, which is always a good sign when it comes to properties! Ideal as a main home or weekend retreat, it's full of character features and has a lovely east-west orientation that makes the most of the sunlight throughout the day.

Well Proportioned And Welcoming

You enter the property through a pretty thatched porch to one side, coming into the entrance hall which makes an excellent first impression, filled with light thanks to the windows on three sides. In front of you is the dining room, with a window overlooking the fields across the lane. This room is part open to the kitchen, which makes it a lovely sociable space. You can have people sitting up at the breakfast bar while you're preparing food, or sit up there with your morning coffee and the paper. The kitchen has access back to the hall, as well as through a lobby to the rear garden, plus a useful utility room with a cloakroom beyond.





KEY FEATURES

Head to the rear of the home and turn to the right and you come into the sitting room. This was previously a barn and has an attractive brick chimneybreast with a woodburner within and beautiful beams in the vaulted ceiling. There are windows to both the east and west, and doors onto the rear garden, so it's a nice light room and has a good flow into the outside space. Upstairs, both bedrooms are good size doubles with built-in storage, sharing the family bathroom. The back bedroom looks over the garden to the woodland beyond, while the master has a beautiful outlook stretching far across the fields.

Secluded Yet Accessible

Outside, there's plenty of parking on the large driveway, but most of the garden can be found to the rear. It stretches a good distance and there's plenty of room for children to play or for a keen gardener to enjoy themselves. The patio immediately to the rear of the house is ideal for al-fresco dining, and from here you have views down the mature garden, taking in the lawn and shrubs. There are also two summerhouses. It's very peaceful and you'll see plenty of wildlife, either in the woods or the fields, so it feels as though you're in the middle of nowhere. Yet you can actually get out and about very easily from here and there's plenty to do right on the doorstep. The village is small, but you're only a three-minute drive from Martham and five minutes from Winterton. The former has schools, shops, takeaways, churches and more and a lively community. The latter is well known for its sandy beach, extensive dunes and for the seal colony that lives between here and Horsey.





















INFORMATION



On The Doorstep

Martham is just over 1.5 miles distant and is a large village bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctor surgery, public library and schools and is located 10 miles north from Great Yarmouth. Martham Broad is owned and managed by the Norfolk Wildlife Trust and is a designated national nature reserve, popular with nature lovers and ornithologists.

How Far Is It To?

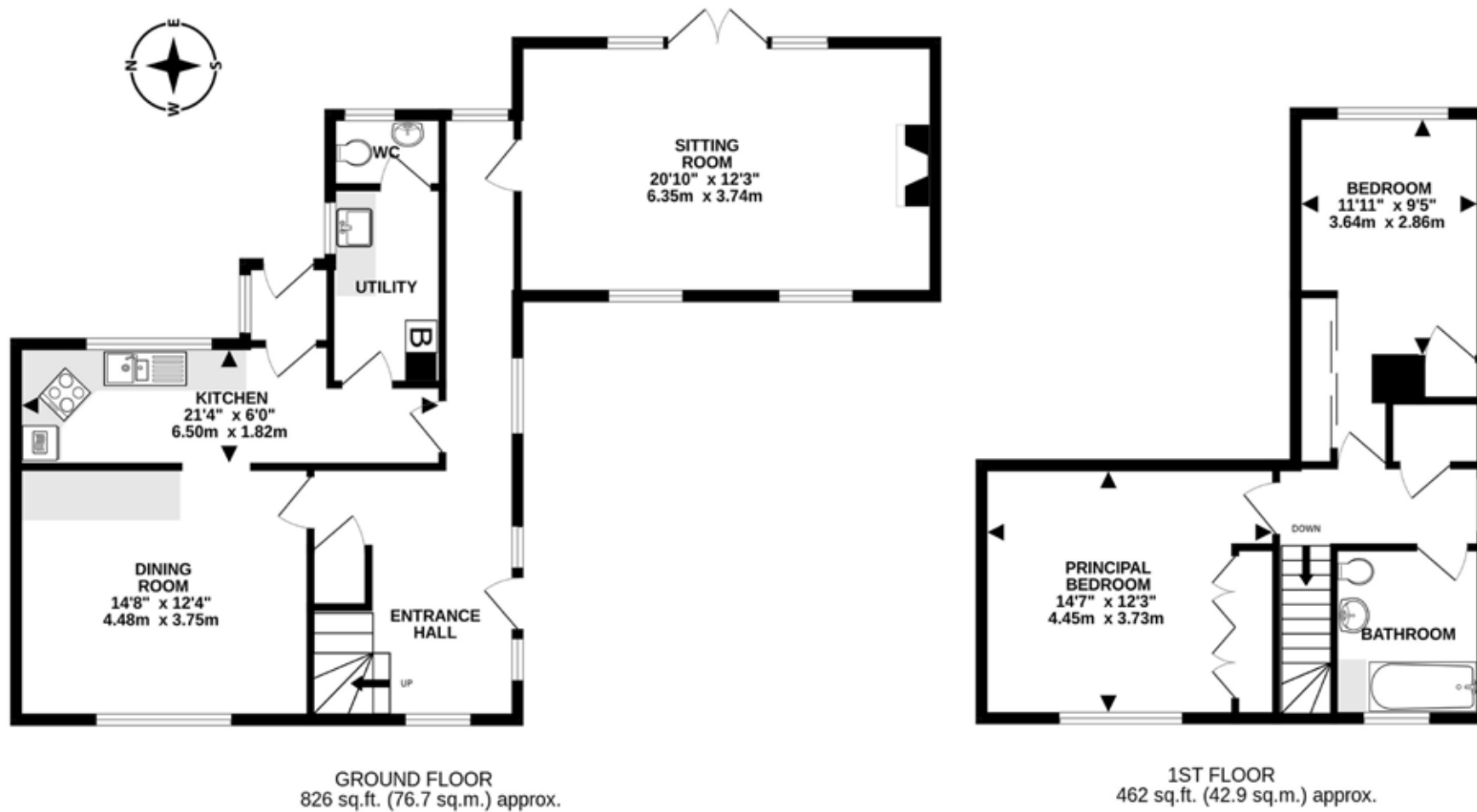
The cathedral city of Norwich is 22 miles away and has excellent educational, cultural, recreational and shopping facilities. There is a regular rail service to London Liverpool Street and an international airport, which is found to the north of the city, providing daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Well-next-the-Sea, Blakeney and the Burnhams. A 45minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

From Norwich take the A47 Southern bypass heading towards Great Yarmouth upon reaching Acle take the A1064 exit on the roundabout heading towards Caister on Sea and Hemsby. Turn left onto Main Road/B1152 and continue to follow this road and then turn right onto Mill Lane/B1152. Turn right onto High Road/A149 and then left onto Repps Road. Repps Road turns slightly left and becomes White Street. Continue onto Somerton Road and then turn left onto Sandy Lane. The property will be found on the right hand side opposite the fields.

Services, District Council and Tenure

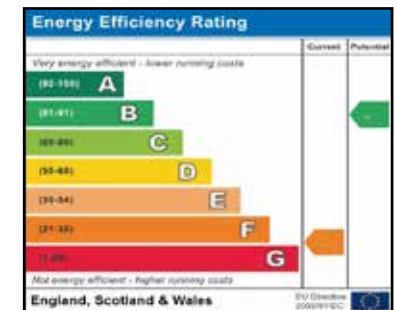
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Mobile Phone Signal - varies depending on network provider
Please see www.checker.ofcom.org.uk for Broadband/Mobile availability
Broadband Available
Great Yarmouth Borough Council - Council Tax Band E
Freehold



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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