



THE STORY OF
Primrose Cottage
Walcott, Norfolk

SOWERBYS



THE STORY OF

Primrose Cottage

Old Lane, Walcott
Norfolk, NR12 0PA

Charming Period Cottage

Abundance of Character

Elegant Drawing Room

Dining Room with Fireplace

Kitchen and Separate Breakfast Room

Cloakroom

Three First Floor Bedrooms,
Bathroom and En-Suite

Attic Bedroom

Outbuildings

Well-Established Garden and Fine Views

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A quintessential period cottage with truly impressive views, located approximately two miles from the stunning Norfolk coastline.

The property is well-presented and full of character. The spacious sitting room features an impressive fireplace with a wood burning stove and double doors that lead out to the pretty garden, offering a truly inviting place to enjoy with family.

The kitchen and separate breakfast room are well appointed, with the breakfast room housing an AGA and a lovely pamment tiled floor. Just off the breakfast room is the modern, well-fitted kitchen with plenty of storage and workspace.

The central dining room has a cosy atmosphere and features another fireplace with a wood burning stove. Additionally, there is a cloakroom and an enclosed entrance porch on the ground floor.

The first floor boasts a quirky cottage layout, and comprises of three good-sized bedrooms, all offering wonderful countryside views, as well as a well-fitted en-suite and a separate family bathroom. The top floor boasts the fourth bedroom within the vaulted attic, creating a cosy retreat with treetop views over the neighbouring fields.

The grounds of the property are well-maintained and feature a gravelled entrance drive with parking, a lovely gravelled terrace off the sitting room, a raised lawn with established boundary hedging, and a useful attached workshop and store that could potentially be converted to accommodation (STPP).



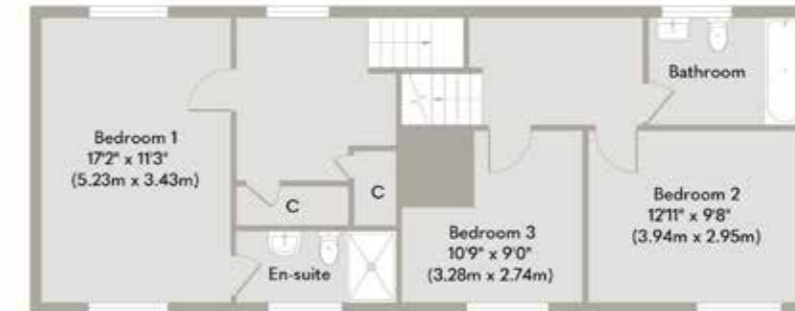
...a beautiful balance of
characteristic charm and
modern living.





Second Floor

Second Floor Approximate Floor Area 219 sq. ft (20.38 sq. m)



First Floor

First Floor Approximate Floor Area 770 sq. ft (71.52 sq. m)



Ground Floor

Ground Floor Approximate Floor Area 1303 sq. ft (121.03 sq. m)

Approx. Gross Internal Floor Area 2292 sq. ft (212.95 sq. m)

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 or tenant. 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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Bacton

SERENE COASTAL CHARM
AND RICH HISTORY.



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.

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



Note from Sowerbys



Happisburgh Beach.

“The abundance of coastal walks means there’s always somewhere new to explore...”



SERVICES CONNECTED

Mains water and electricity. Oil central heating. Private Drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 8373-7429-3340-0695-6926

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///hers.spouting.cackling

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SOWERBYS

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for the homeless

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 Cancer
Charity
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