



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

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





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).



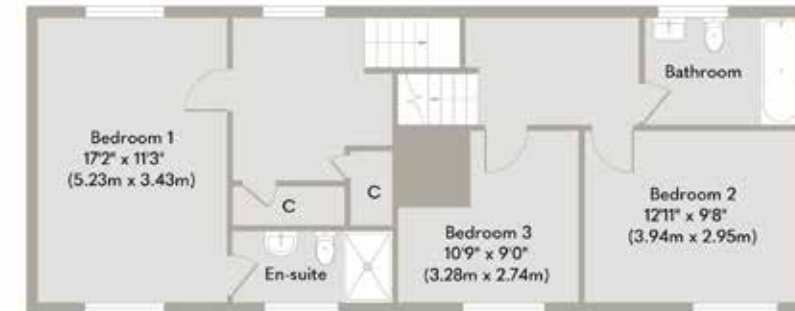
...a beautiful balance of
characteristic charm and
modern living.





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.

Copyright V360 Ltd 2024 | www.houseviz.com

Walcott

SERENE COASTAL CHARM
AND RICH HISTORY

Situated along the picturesque North Norfolk coastline, Walcott is a charming seaside village offering a true taste of coastal living. With its wide sandy beach, far-reaching sea views, and peaceful atmosphere, Walcott is the perfect place to relax and enjoy the natural beauty of the Norfolk coast. The beach here is one of the few where you can park directly beside the sand, making it a favourite spot for families, dog walkers, and anyone looking to soak up the fresh sea air.

In addition to its scenic coastal setting, Walcott has a welcoming community and a selection of local amenities including a friendly pub, a café overlooking the sea, and a well-stocked village shop. The area is ideal for those who love the outdoors, with beautiful coastal paths leading towards neighbouring villages such as Bacton and Happisburgh, both offering further charm and character. Nature enthusiasts will also enjoy the nearby Norfolk Broads, home to tranquil waterways, diverse wildlife, and picturesque countryside walks.

A little further along the coast lies Cromer, a bustling seaside town famous for its sandy beaches, historic pier, and world-renowned Cromer crabs. Here, visitors can enjoy traditional fish and chips, local seafood restaurants, and a classic British seaside atmosphere.

With its blend of coastal tranquillity, friendly community spirit, and easy access to nearby attractions, Walcott captures the essence of relaxed Norfolk living and makes a wonderful place to call home.



Note from Sowerbys



Happisburgh Beach.

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



SERVICES CONNECTED

Mains electricity. Oil central heating. Water via bore hole, 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

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

