



THE STORY OF

Flint Cottage

Fring, Norfolk

SOWERBYS



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Flint Cottage

5 Bircham Road, Fring,
Norfolk, PE31 6SH



Character Cottage in Excellent Decorative Order

Three Bedrooms and Two Bathrooms

Ideal Second Home or Let with Off-Street Parking

Field Views

No Onward Chain



Located in the heart of the village of Fring, Flint Cottage exudes charm and tranquillity. This delightful cottage offers a perfect blend of modern comfort and traditional character, promising a cosy retreat for the fortunate new owners.

As you approach Flint House, you will immediately appreciate its picturesque setting, with views stretching across fields to the rear. Stepping inside, you will find a property that has been meticulously maintained, recently let out on a long-term basis, and fully compliant with current regulations.

The spacious sitting room beckons with its generous proportions, offering ample

room for relaxation and even a small breakfast area, all centred around a brick fireplace that adds warmth and character.

The kitchen is modern, featuring a built-in slimline dishwasher for added convenience. Adjacent to the kitchen, a practical utility space houses the boiler. A modern downstairs bathroom completes the ground floor accommodation, adding to the property's practicality and comfort.

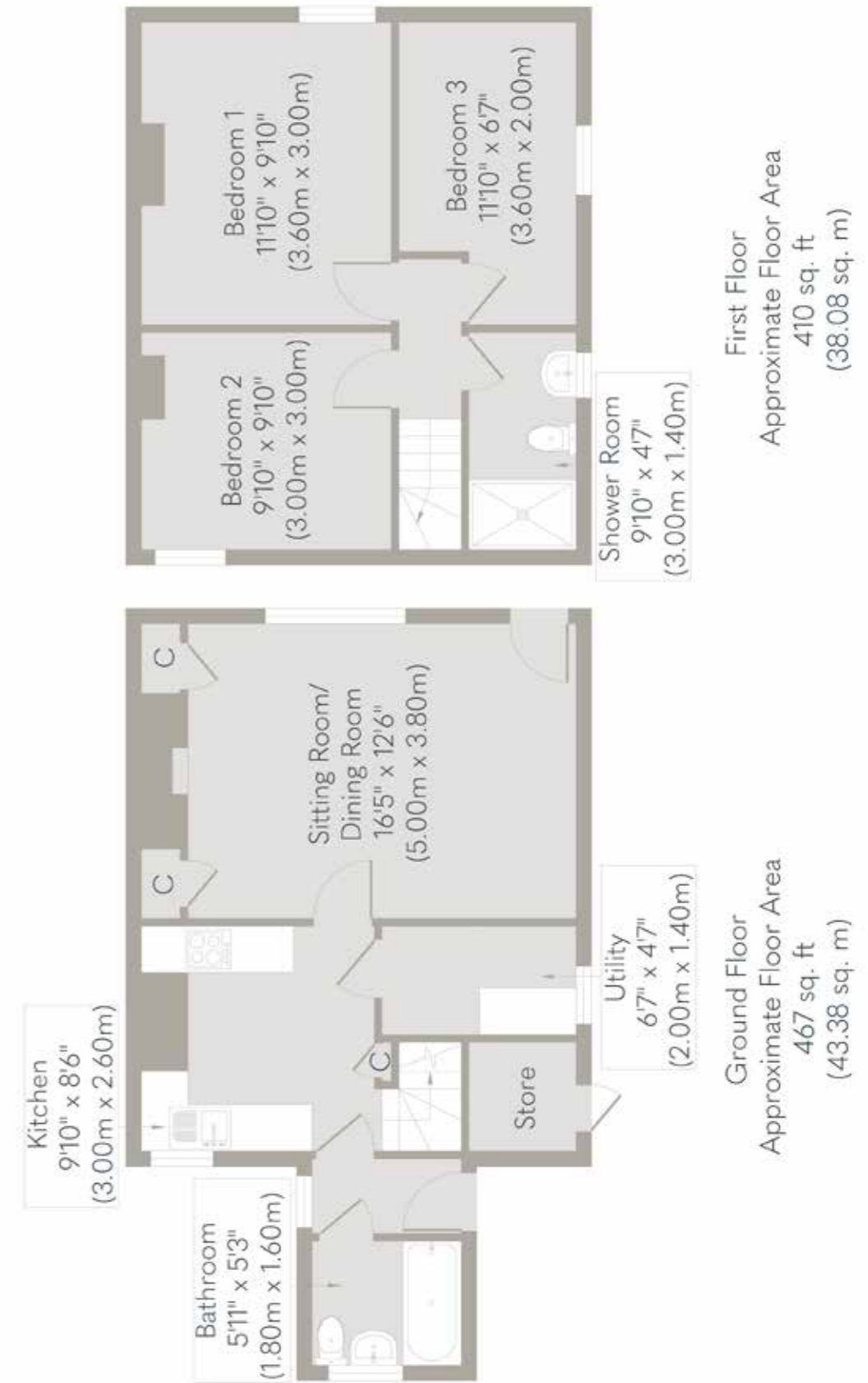
Upstairs there are three well-proportioned bedrooms and a conveniently located shower room ensures that morning routines run smoothly for the whole household.

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Outside, Flint Cottage continues to impress with the outdoor spaces. A patio area provides the perfect spot for soaking up the sunshine, while a lush lawned area overlooks the sprawling fields beyond. Nature enthusiasts will delight in the abundance of wildlife, from graceful owls to bounding hares and pheasants. The front garden is enclosed by a characterful brick and flint wall, adding to the property's timeless appeal, while a spacious gravel driveway offers parking for several vehicles, ensuring convenience for residents and guests alike.

In summary, Flint Cottage presents a rare opportunity to embrace the quintessential charm of village life, with modern comforts and breath-taking surroundings to enjoy.



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.



ALL THE REASONS

Fring

IS THE PLACE TO CALL HOME



Looking to live the Lidylic Norfolk village life? Fring is a small rural village located in the heart of west Norfolk within

easy access of the beautiful north Norfolk coast.

Just seven miles from the sea, yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt, and of course the neighbouring village of Docking.

Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has

for centuries. Well-served, Docking also has a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why this area in Norfolk is such a sought-after spot.



Note from the Vendor



“One of our favourite spots is looking over the fields from the back bedroom watching the wildlife and wild flowers.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:-9000-5543-0322-8022-5793

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: ///zapped.blotches.daring

AGENT'S NOTE

Please note, some images have been virtually staged with computer-generated imagery,

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