



The Warren
Syderstone | Norfolk | PE31 8SJ

CHARMING BRICK AND FLINT COTTAGE



In the peaceful and unspoilt village of Syderstone and set back from the road within a small yard, this Victorian brick and flint semi-detached cottage has so much charm with some wonderful period features. Offering two bedrooms and two bathrooms on the first floor, downstairs there is a kitchen with an adjoining dining room, a living room and a study/bedroom three. Outside the cottage has the benefit of a magical and private south-facing secret garden set apart from the house and accessed down a hedged walkway past other properties within Webster's Yard. There is also off-street parking. A cosy home in a delightful setting.



KEY FEATURES

- A charming Cottage of brick and flint façade
- Found in a poplar North Norfolk Village, thought to ideally suit the young/growing family or the ideal choice for a Holiday Home
- Sitting Room, Dining Room and Kitchen, Home Office/Bedroom Three
- Two Bedroom on first floor and Shower Room
- Total Accommodation extends to 1293sq.ft
- Energy Rating F

Wonderful Home

"We moved to Norfolk because my husband loved it up here, and we have lived in our home for twenty years," the present owner explained. The cottage is 150 years old, and the arched windows are quite unique and really set it apart.

When asked about their favourite spaces at the property, the owner replied, "The lounge is my favourite because it's so cozy in the winter and lovely at Christmas."

"I will miss the quietness and the lovely places to walk my dog."

The Garden

Although the garden is not attached, it is a very peaceful spot and not overlooked at all. The 'secret garden' for The Warren is a short stroll from the house with access via a hedged walkway within Webster's Yard. It is south facing with a garden shed and an area laid to lawn.

Village and Around

The peaceful and unspoilt village of Syderstone dates back well over a thousand years and is known for its large common spanning approximately four square miles, and also its abundance of wildlife. "There is a very nice community in Syderstone with regular events held in the village hall," the owner said. It is within close driving distance of the surrounding coastal villages such as Wells-next-the-sea and Brancaster, historic villages and markets towns including Burnham Market, Holt and Fakenham, and other attractive destinations such as Sandringham and Holkham.





















INFORMATION



On Your Doorstep...

Syderstone sits on the outskirts of Fakenham, a popular market town due to its situation between Norwich and the North Norfolk Coast. Having both the countryside and the coast so conveniently placed with a good shopping centre just a couple of miles away, makes this a particularly convenient location. Norwich has an International Airport with flights to many destinations, and train services direct to London.

How Far Is It To?...

Syderstone lies approximately 7 miles to the north of the market and racecourse town of Fakenham in Norfolk. Travelling west, King's Lynn with its major shopping centre and main line connections to London (1 hour 40 minutes) is about 20 miles along the A148. The Cathedral City of Norwich is 33 miles away, offering a range of cultural and leisure facilities. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Directions - Please Scan The QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///earplugs.tasty.clay](http://earplugs.tasty.clay)

Services, District Council

Boiler and radiators, dual fuel (mineral and wood)

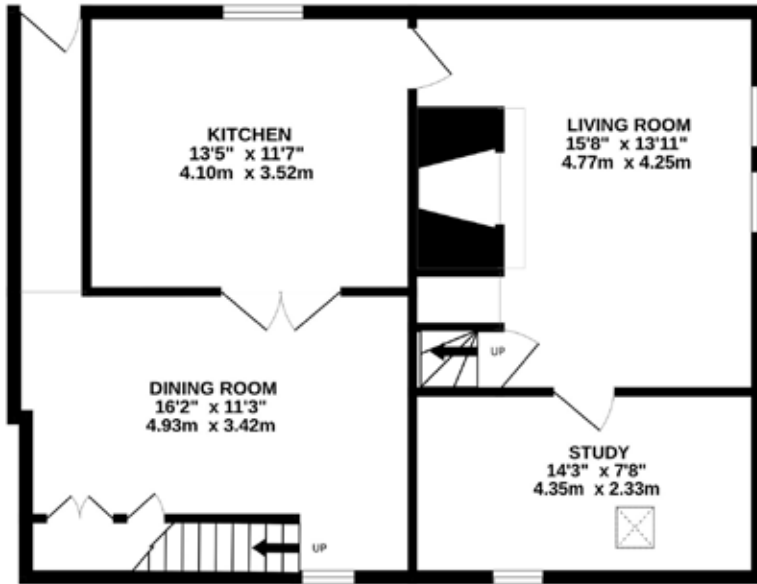
Mains - Water & Drainage

Kings Lynn and West Norfolk Borough Council - Tax Band B

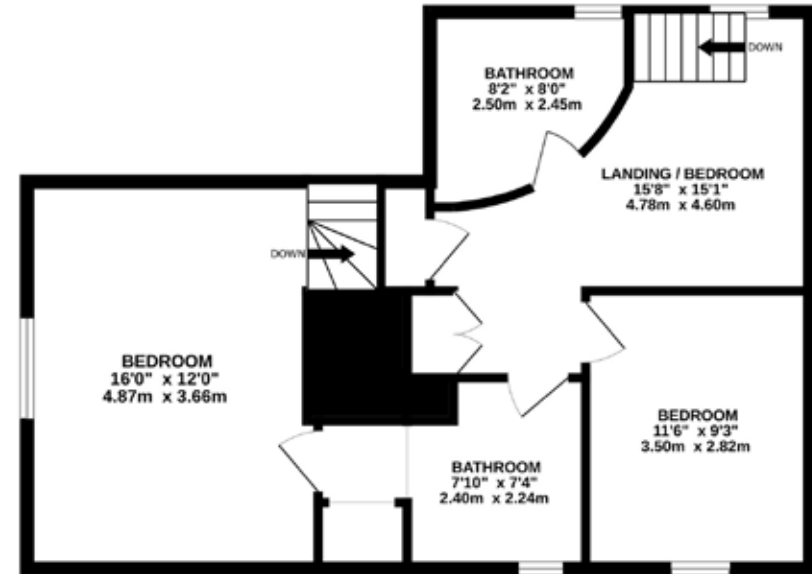
Freehold



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	20 F	
1-20	G		



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FOUNDATION

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