



The Firs  
Corpusty | Norwich | Norfolk | NR11 6QP

# VILLAGE SECLUSION



Built in 2008, this architect designed individual three-bedroom bungalow is located in a secluded position in the favoured North Norfolk village of Corpusty. With local amenities close to hand including a village shop and junior school, the property offers an en suite to the master bedroom, sitting room, kitchen, utility room, garage, and garden with summerhouse. An ideal base from which to explore the Norfolk countryside, the celebrated North Norfolk Coast is within easy driving distance as are the City of Norwich and Norwich Airport.











- Pretty rural village setting for this modern detached bungalow
- Local amenities with Public House and Village store
- Almost hidden from sight at the end of a gravelled driveway
- Entrance Hall, Sitting Room, Kitchen/Diner
- Bathroom, Rear Porch/Utility area, Bathroom & En-Suite
- Total Accommodation extends to 1058sq.ft
- Energy Rating C

#### Perfect Home

Built in 2008 by a master builder, the present owners said, "We have lived in the property for approximately twelve years and have loved every minute of it." The architect designed individual three-bedroom bungalow occupies a secluded position in Corpusty, a traditional North Norfolk village with a green at its centre, and a pub, shop and school.

"There's been no need for any improvements," the present owners said, praising the craftsmanship that went into the construction of their property, and drawing attention to the skilful brickwork and also that the pitch of the roof is already elevated if at some point in the future there is a desire to extend the property with additional bedrooms.

When asked about favourite spaces in the house, the owners said, "We love the kitchen/diner which has seen many get-togethers with friends and family." And during the years they have lived there, they have also appreciated the fact that the property stands back from the road, with a wonderful view from the master bedroom of the trees and the distant fields. "We will be sad to move, but we will still have our fabulous memories of living in our very happy bungalow."

#### Outside

To the front of the property the shingled driveway provides parking for several cars and also access to the detached one-and-a-half length garage with storage space in the eaves. To the rear of the property is a split-level garden with planted Hornbeam hedging and mainly laid to lawn. It has gated side access, an outside tap and a



shingled area. "The garden has a ha-ha wall which follows along the back of the bungalow and continues along one side, which I think is a lovely feature," the owners said, adding, "To one side there is a summerhouse which is a wonderful sun trap." They wax lyrical about the wildlife that comes to visit, with a wide variety of birds over the summer months and the spectacle of the owls that make an appearance from October onwards.

### Village and Beyond

When asked what they value about the area, the owners reel off a list of what they most like to do; "Walking beside the river and over by the mill, watching the ducks and enjoying the peace of the water, and later on calling in at the local public house for a gin and tonic."

The picturesque village of Corpusty boasts its own art gallery, play area with lots of exciting wooden structures, open all hours store and a pub. "We also have a village hall with all sorts going on and, in the summer months, we often treat ourselves to afternoon tea at the old station."

Within a short drive are the coastal villages of Blakeney, Wells and Holkham with their celebrated beaches and salt marshes. In the summer, Cromer Carnival is regular fixture, and the nearby National Trust properties including Blickling, Felbrigg, Sheringham Park and Kelling Heath are perfect for woodland walks.

And, as the owners point out, if going further afield then Corpusty is ideally located with only a twenty-five-minute journey to the airport and also easy road access to the City of Norwich which is some seventeen miles away.



















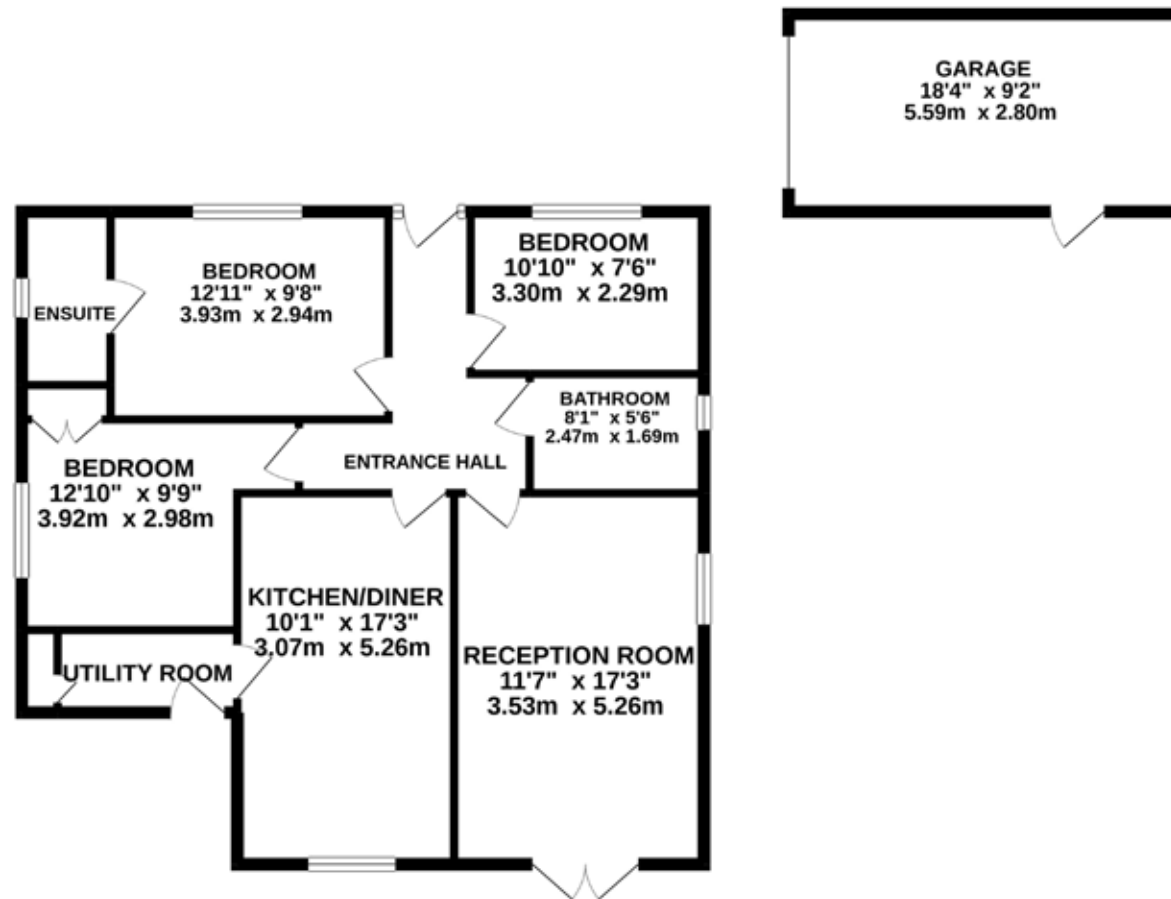








# GROUND FLOOR 1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq ft. (98.3 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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### On Your Doorstep...

The property is situated near the village of Edgefield. Corpusty is a pretty North Norfolk village situated within 7 miles from the popular Georgian market town of Holt, which has excellent shopping, schooling and leisure facilities and is renowned for Gresham School which takes boys and girls through to age 18. The village has its own public house and village store.

### How Far Is It To...

The East Anglian capital of Norwich with its range of shopping and cultural facilities can be found within easy reach along with an excellent main line railway station to London Liverpool Street and a direct rail link to Cambridge, as well as an expanding international airport.

### Directions...

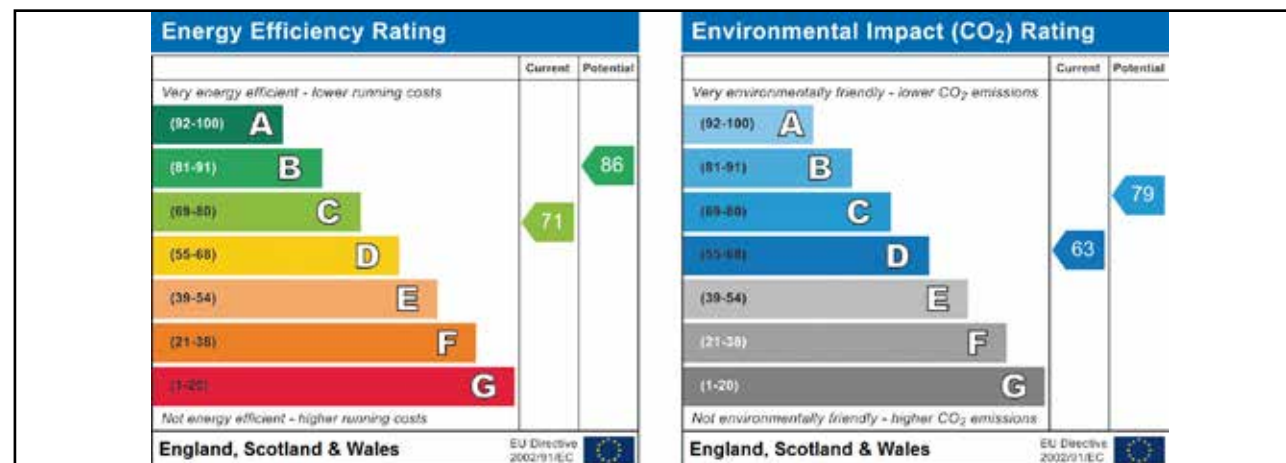
Once in the village of Corpusty proceed through the village along the street. Pass the village store and public house, follow the road around the left hand bend (past Mountains Road). The entrance to the property is a gravelled driveway on the left hand side.

### Services

OFCH, Mains - Water & Drainage  
North Norfolk District Council - Band D



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THE FINE & COUNTRY  
FOUNDATION

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