



STOBART  
& HURRELL

**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





## Weavers Cottage, The Hill, Swanton Abbott, Norfolk, NR10 5EA

Weavers Cottage is a quaint period property, located near the picturesque and sought after village of Swanton Abbott, with local amenities that include countryside walks, a parish church, primary school, village hall and public house. The property also benefits from its close proximity, of approximately four miles, to both the market towns of Aylsham and North Walsham which afford a wealth of additional amenities including schooling for all ages, supermarkets and sports centre.

The property is approached at the front, where there is an easy to maintain garden and access to a garage. Off-road parking is currently provided on rented land opposite the property where there is also access to footpaths and lovely walks into the woods. To the rear, there is a pretty courtyard garden with lawn and raised terrace, ideal for alfresco dining with friends and family.

The main entrance into the property leads through to a hallway where separate internal door provide access to the garage, a bathroom and a kitchen with a feature Rayburn stove. From the kitchen there is access to a lounge dining room with a wood burning fire place and a door leading out to the garden. Stairs in the kitchen provide access to the first floor and three bedrooms, two with built in storage and the master with an en-suite.

The property further benefits from its proximity to the North Norfolk seaside town of Cromer which lies approximately fifteen miles to the North and the capital city of Norwich, thirteen miles to the south where you will find extensive historical interest, numerous cafes and restaurants, night life and excellent retail therapy.



Link-Detached



Cottage



Older



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band C



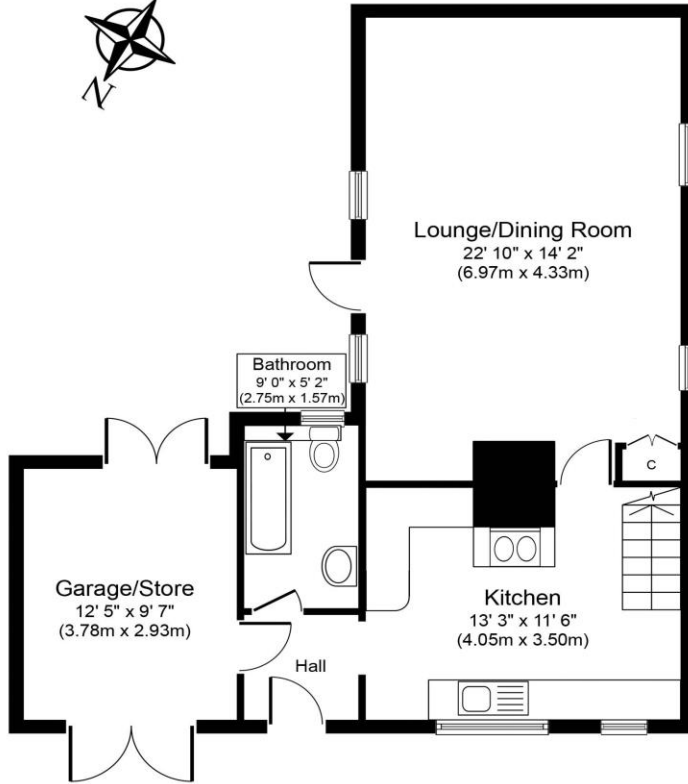
Access To Off-Road  
Parking



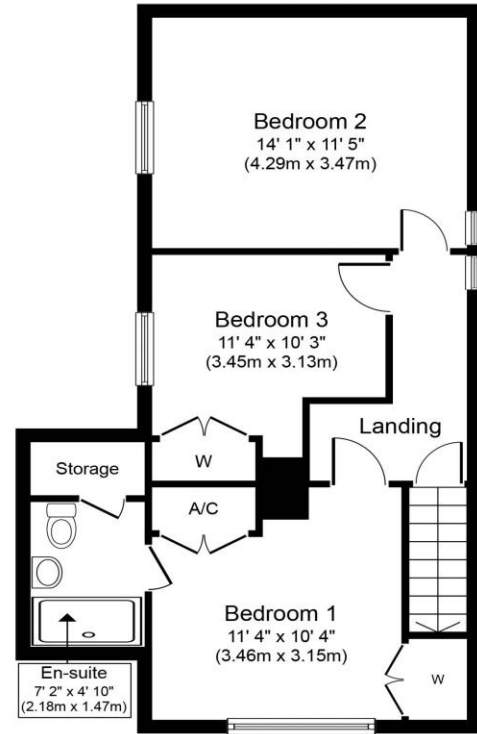
Garage







**Ground Floor**  
Approximate Floor Area  
572 sq. ft.  
(53.2 sq. m.)



**First Floor**  
Approximate Floor Area  
548 sq. ft.  
(50.9 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

**Stobart & Hurrell**

Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782





**STOBART  
& HURRELL**



**STOBART  
& HURRELL**  
MORTGAGES