



**STOBART  
& HURRELL**

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# Corner Cottage, Heath Road, Hempstead, Norfolk, NR12 0SH

Corner Cottage is a beautifully updated and extended home, perfectly placed within a peaceful and picturesque setting in the hamlet of Hempstead, situated between the North Norfolk village of Lessingham and the coast, which is famous for its stunning sandy beaches and wildlife.

Surrounded by rolling countryside and steeped in heritage, the nearby villages are home to historic landmarks including the 14th-century St Andrew's Church along with local amenities such as a village hall, a primary school, and a welcoming pub serving traditional food and real ale.

Set back from the road, the property is approached via a shingle driveway that provides ample off-road parking and access to two timber garages. Generous gardens, extending to more than a third of an acre, wrap around the front, side and rear of the home, bordered by mature hedging and trees that frame open countryside views and create a wonderfully rural atmosphere.









- FOUR BEDROOMS
- DETACHED COUNTRY COTTAGE
- OFF-ROAD PARKING & TWO GARAGES

- PLOT EXCEEDING ONE THIRD OF AN ACRE
- VERSATILE & SPACIOUS ACCOMMODATION
- APPROX. ONE MILE TO THE NORFOLK COASTLINE

- BEAUTIFUL COUNTRYSIDE VIEWS - TRANQUIL SETTING
- NESTLED IN A SMALL VILLAGE IN THE NORFOLK COUNTRYSIDE
- WELL-MAINTAINED WRAP-AROUND GARDEN & LARGE DRIVEWAY

Inside, Corner Cottage has been thoughtfully modernised and extended to create a home that is equally suited to family life or as a tranquil country retreat. An enclosed porch leads into the hallway, flowing through to a welcoming sitting room, a modern kitchen with separate utility, a ground floor bathroom, and a versatile ground floor bedroom. The extension has created a light-filled family dining room with double doors opening to the garden, alongside a further bedroom or study and an additional shower room. Upstairs, there are two further bedrooms, one benefitting from an en-suite cloakroom.

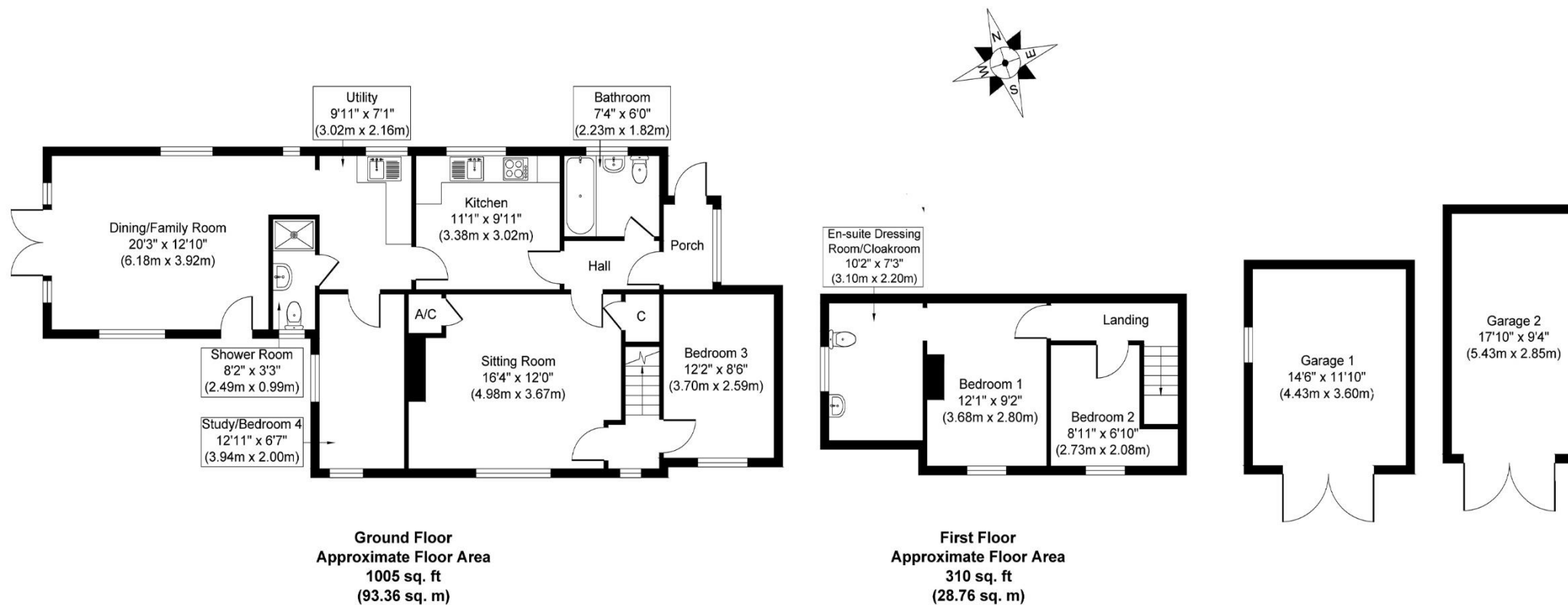
The location offers the best of both worlds: peaceful village living with excellent connections. The nearby town of Stalham provides a wider range of amenities, while Norwich lies just twenty miles to the south. The Norfolk Broads are also within easy reach at Hickling, Barton Turf, Wroxham and Hoveton, making Corner Cottage a perfect base from which to enjoy both coast and countryside.





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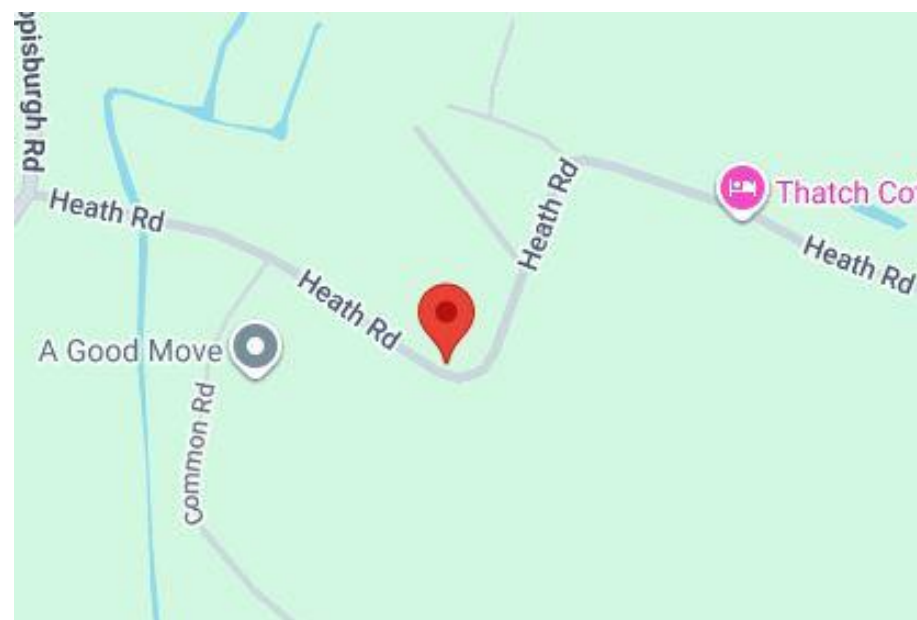




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

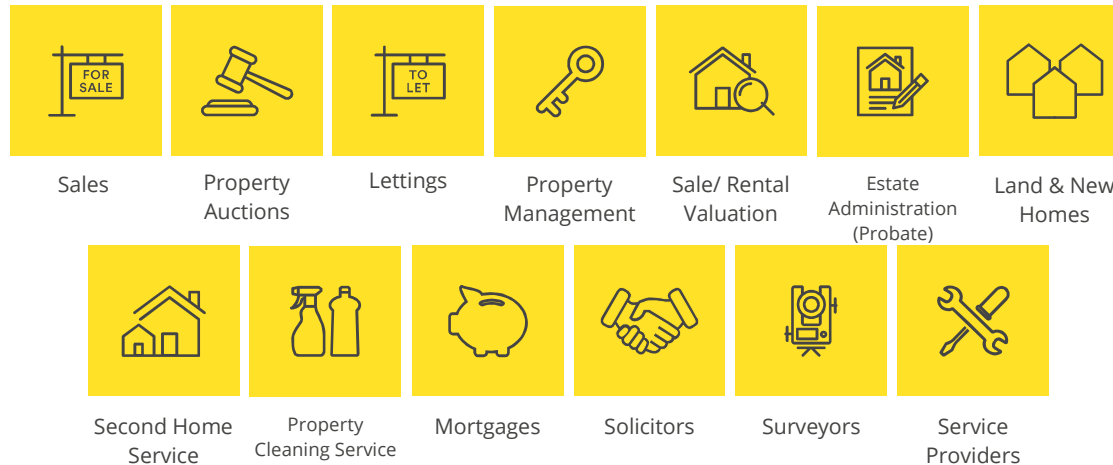


| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>95 A</b> |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>56 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |





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Stobart & Hurrell

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