



## Holly Cottage Sandy Lane, West Somerton

£400,000 Freehold

Countryside living awaits in this detached, character-filled cottage, offering 1,288 sq. ft. of thoughtfully designed space with original features throughout. The property boasts two charming bedrooms, versatile reception rooms and a kitchen with a utility room and ground floor WC. Outside, beautifully landscaped gardens with mature shrubs, a spacious lawn, and peaceful woodland views create a serene setting. Additional highlights include a carport, ample parking, and delightful features like a patio for outdoor dining, a charming well, and two summerhouses.

Council Tax band: E

Tenure: Freehold

Countryside living awaits in this detached, character-filled cottage, offering 1,288 sq. ft. of thoughtfully designed space with original features throughout. The property boasts two charming bedrooms, versatile reception rooms and a kitchen with a utility room and ground floor WC. Outside, beautifully landscaped gardens with mature shrubs, a spacious lawn, and peaceful woodland views create a serene setting. Additional highlights include a carport, ample parking, and delightful features like a patio for outdoor dining, a charming well, and two summerhouses.

### The Location

Positioned in the village of West Somerton, Sandy Lane offers a countryside escape while still being conveniently connected to local amenities. Situated within the picturesque Norfolk Broads, this charming location is surrounded by stunning landscapes, with scenic waterways, greenery and abundant wildlife right at your doorstep. The famous Horsey Gap Beach, known for its grey seal colony, is just a short drive away, providing beautiful coastal walks and sandy shores perfect for relaxation. Nearby, the quaint village of Martham offers shops, pubs, and essential



Countryside living awaits in this detached, character-filled cottage, offering 1,288 sq. ft. of thoughtfully designed space with original features throughout. The property boasts two charming bedrooms, versatile reception rooms and a kitchen with a utility room and ground floor WC. Outside, beautifully landscaped gardens with mature shrubs, a spacious lawn, and peaceful woodland views create a serene setting. Additional highlights include a carport, ample parking, and delightful features like a patio for outdoor dining, a charming well, and two summerhouses.



Countryside living awaits in this detached, character-filled cottage, offering 1,288 sq. ft. of thoughtfully designed space with original features throughout. The property boasts two charming bedrooms, versatile reception rooms and a kitchen with a utility room and ground floor WC. Outside, beautifully landscaped gardens with mature shrubs, a spacious lawn, and peaceful woodland views create a serene setting. Additional highlights include a carport, ample parking, and delightful features like a patio for outdoor dining, a charming well, and two summerhouses.

### **The Location**

Positioned in the village of West Somerton, Sandy Lane offers a countryside escape while still being conveniently connected to local amenities. Situated within the picturesque Norfolk Broads, this charming location is surrounded by stunning landscapes, with scenic waterways, greenery and abundant wildlife right at your doorstep. The famous Horsey Gap Beach, known for its grey seal colony, is just a short drive away, providing beautiful coastal walks and sandy shores perfect for relaxation. Nearby, the quaint village of Martham offers shops, pubs, and essential services, while the vibrant market town of Great Yarmouth is only 10 miles away, offering a wider array of entertainment, shopping, and dining options. This prime location combines the peace of rural living with easy access to coastal beauty and local attractions, making it a perfect spot for those seeking a serene yet connected lifestyle.

### **Sandy Lane, West Somerton**

This period cottage boasts 1,288 sq. ft. of character-filled living space, brimming with original features throughout. The living room serves as the main space to unwind, offering high ceilings adorned with exposed beamwork and a stunning brick-accented fireplace complemented by a cosy log burner. Encased with charming cobbled walls, this room exudes ultimate character, combining rustic charm with a welcoming, warm atmosphere.

A second reception room provides additional space, perfect as a dining area or home office. The well-appointed kitchen, complemented by a separate utility room and ground floor WC, ensures convenience and practicality.

Upstairs, the cottage includes two charming bedrooms, each offering a cosy and restful atmosphere. The first-floor bathroom features a modern three-piece suite, enhanced by wood accents that seamlessly tie in with the property's overall aesthetic. The thoughtful layout ensures a seamless flow throughout, making the home both comfortable and versatile for everyday living or entertaining.



Ground Floor  
826 sq.ft. (76.7 sq.m.) approx.



1st Floor  
462 sq.ft. (42.9 sq.m.) approx.



Approx

TOTAL FLOOR AREA : 1324sq.ft. (123.0 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.  
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.

