



THE STORY OF

Applewood

Salthouse, Norfolk

SOWERBYS



THE STORY OF

Applewood

Cross Street, Salthouse,
NR25 7XH

Brick and Flint Elevations

Spacious Living Area

Five Bedrooms

Pretty Gardens

Off Road Parking

Excellent Potential to Enhance

Walking Distance to Coastline

Prime Coastal Village Location

Designated Area of Outstanding Natural Beauty

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“A charming coastal retreat.”

Intricate brick and flint elevations, a discreet setting looking out over rolling countryside, and a prime coastal village position come together to provide the perfect north Norfolk coastal cottage.

‘Applewood’ in Salthouse is a charming, traditional cottage with distant sea views, showcasing deceptively spacious accommodation.

A much-loved family holiday home over several decades, ‘Applewood’ comes to the market offering the perfect opportunity for someone to adapt and enhance the existing space to create their dream coastal cottage.

Set in a ‘Designated Area of Outstanding Natural Beauty’ the cottage is ideally placed to enjoy all the wonders this very special location has to offer.

With over 1,300 sq. ft. of accommodation, set out over two floors, the cottage offers highly adaptable space, set in pretty gardens and enjoying southern and westerly views over Salthouse’s rolling countryside.

Whilst it would be fair to say that the cottage would benefit from a degree of modernisation, it does offer exceptional potential to personalise and improve.



A spacious front vestibule provides the perfect boot room to hang up your coat after a long walk on the beach. Off the hall is a utility/laundry room and a ground floor bathroom.

The kitchen/breakfast room features a simple range of kitchen cabinets, space for a dining/breakfast table and a wood-burner set into a fireplace.



A spacious and open plan sitting/dining room creates a generous living area for the family to gather, featuring a wood-burner and views over the rear garden. Off the main living area is a small and versatile study space.



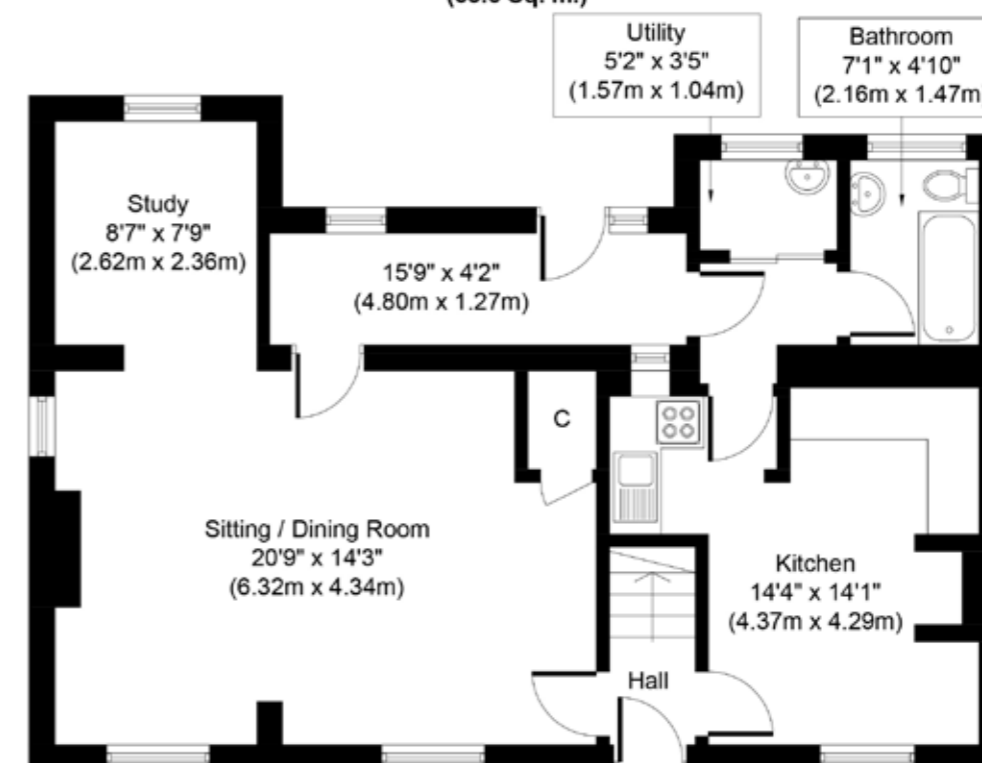
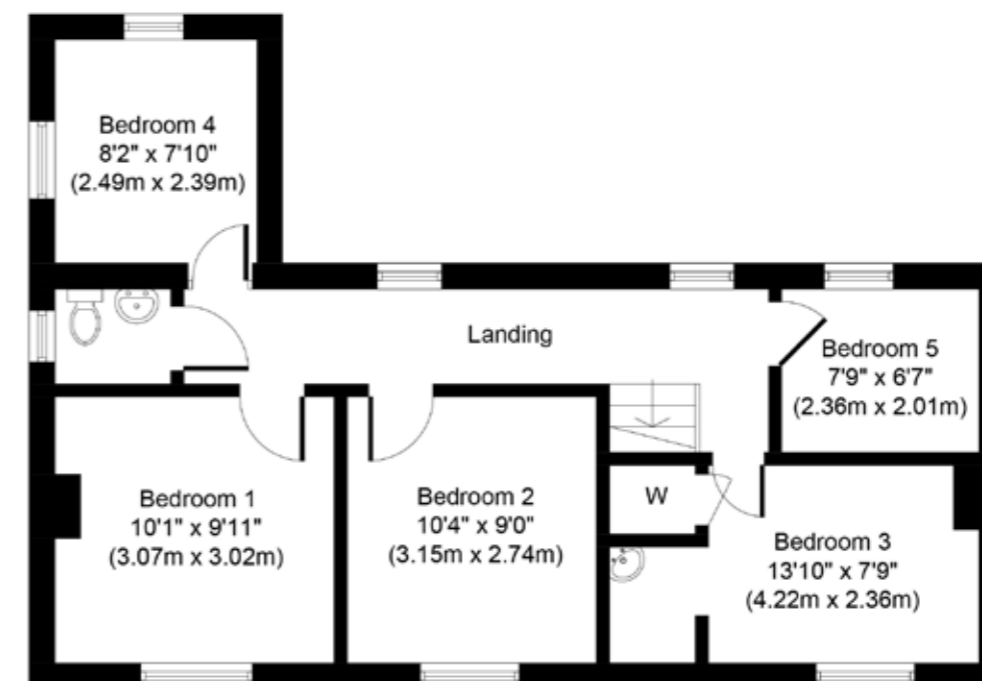
The first floor features five bedroom options and a high degree of flexibility to create a layout to suit a variety of needs and desires. Some of the bedrooms are blessed with wonderful countryside views.



The cottage is tucked away off Cross Street and enjoys views towards Salthouse Heath and the local church. The front courtyard provides off road parking options and features an old well and a brick outhouse.

From the front courtyard, a generous garden area extends north to provide a sheltered outside space, which flanks glorious rolling countryside. Whilst to the rear of the cottage is a pretty garden, which enjoys a sunny southerly aspect with a paved sun terrace flanked by established shrub and flowering borders

‘Applewood’ boasts an enviable position and fully embraces the spectacular landscape, unique environment, and eateries the area has to offer. With such a prime position this cottage is the perfect home on the coast - or weekend getaway with excellent holiday let potential.



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. 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.

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ALL THE REASONS

Salthouse

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming coastal village situated between Blakeney and Sheringham. Salthouse consists

of a church, public house, fresh seafood restaurant - Cookies Crabshop, post office/ shop, and nature reserve - home to many rare native and migrating birds. The popular village of Cley-next-the-Sea, with its unusual shops and renowned delicatessen, is just around the corner.

Just four miles away, a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from Sowerbys



Cookies Crab Shop

“It’s such a peaceful spot, yet the beach walks and coastal village gems are just a short stroll away.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via electric night storage heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 9137-4529-2200-0025-3222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///unpacked.clearing.cone

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SOWERBYS



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