



THE STORY OF

Crabapple Cottage

Hempstead, Norfolk

SOWERBYS

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Crabapple Cottage

Court Green, Hemstead Road,
Holt, NR25 6JZ

Beautiful Rural Setting

Field Views

Less than Two Miles to Holt

Abundance of Character and Charm

Opportunities to Improve and Extend (STP)

Three Bedrooms, En-Suite and Family Bathroom

Single Garage and Plenty of Parking

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“We would describe our home as spacious,
peaceful and cosy,”

Nestled on the outskirts of Hempstead, this enchanting and characterful cottage has served as a beloved home for over three decades. Just under two miles from the Georgian market town of Holt, a quick drive takes you to a town centre brimming with quirky independent cafes, bars, and shops, making it a vibrant destination in north Norfolk.

Originally the carpenter’s shop and workshop of the Gurney Estate, dating back to August 1836, Crabapple Cottage has undergone changes over the years while retaining its historical charm. The current owners have uncovered

photographic evidence of its operation in 1948, highlighting the enduring character of this delightful building.

Surrounded by expansive fields, the property exudes a captivating and surreal charm, offering a sense of serenity. Although some updates may be needed, the cottage’s immaculate presentation reflects the care it has received over the past 30 years. Featuring the potential for extensions and to convert the garage (STP), this property not only stands well today but also provides opportunities for customisation to suit your preferences.

The ground floor flows brilliantly, as not only does the dining room balance terrifically with the kitchen, but it also has plenty of space to use as a home office or otherwise, in tandem with a dining table. Large double doors in the sitting room open to field views and breathtaking sunrises, seamlessly blending the indoors with the outdoors.

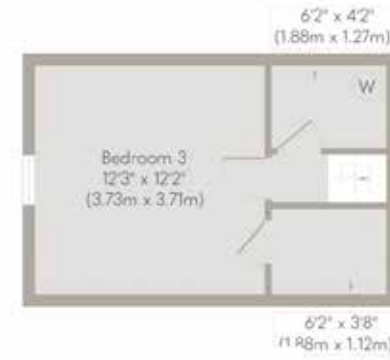
“The living room is our favourite room, with beautiful views over the garden, where you can spot local wildlife that regularly visit.”

The first floor hosts the third bedroom with useful storage cupboards in the landing. Externally, the property offers a garage and ample parking. The 0.3-acre gardens, mostly laid to lawn, feature mature trees, shrubs, and perennials, adding to the property’s allure.





“We have lived here for 32 years, and in this time, the garden has matured with lots of glorious time spent planting and landscaping.”



First Floor
Approximate Floor Area
231 sq. ft
(21.43 sq. m)



Ground Floor
Approximate Floor Area
1379 sq. ft
(128.11 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. 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.



ALL THE REASONS

Hempstead

IN NORFOLK
IS THE PLACE TO CALL HOME



Hempstead, nestled in the heart of Norfolk is a charming village which is only 2.5 miles from

Holt.

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.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. 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 the Vendor



“We love the peace and quiet, as well as all the countryside walks.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9330-2680-1390-2327-5261

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: ///huddled.newsreel.paces

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