



THE STORY OF
Hall Farm Cottage
Thornage, Norfolk

SOWERBYS

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Hall Farm Cottage

23 The Street, Thornage,
NR25 7QG

Stunning, Double Fronted Period Cottage

Elegant and Stylish Interiors

Well-Proportioned and Balanced Accommodation

Sumptuous Bedrooms

Open-Plan Kitchen/Dining Room

Glorious Gardens of Around 0.25 Acres (STMS)

Off Road Parking

Highly Desirable Village Setting

Close to Holt and Coastline

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“A lovely, homely cottage.”

Village and country life personified in this wonderful, period cottage set in exceptional grounds and perfectly placed to embrace the north Norfolk lifestyle.

‘Hall Farm Cottage’ in Thornage is an exquisite, double fronted, detached cottage showcasing a highly refined and elegant interior, well-proportioned accommodation and enjoys magnificent, landscaped grounds approaching 0.25 acres (STMS).

This fine period residence boasts a wealth of charm and character with a stylish and elegant interior having been

extensively remodelled and renovated by the present owner.

The cottage has a bright and spacious feel with generously proportioned rooms, which briefly comprise; Sitting room with open fireplace, a stunning open-plan kitchen/dining room with dramatic vaulted ceilings and doors to a sun terrace, rear hall, utility room and WC.

To the first floor is a sumptuous principal bedroom with fitted wardrobes, a second double bedroom and a well-appointed bathroom.





“I love to sit in the dining room and look out to the garden and beyond, watching the wildlife...”







What really sets this fine residence apart from many others is the spectacular grounds in which it sits. Extending to around 0.25 acres (stms), the gardens reflect a clear skill which the present owners have in terms of garden design and management.

Simple words just can't do the grounds justice and they must be seen to be fully appreciated. Briefly, an expansive, multi-level sun terrace and raised deck off the back of the cottage provides exceptional entertaining space, whilst basking in the glory of the gardens and rolling countryside beyond. Gently rising to the rear boundary, the gardens are a delight to all the senses and feature shaped lawns are flanked by neatly tended pathways, creating passageways through the grounds.

“This is a pretty and friendly village, with a lovely community spirit.”

Established hedgerows, colourful flower beds and a fine selection of specimen trees adorn the gardens to create shape and colour whilst cleverly sculpturing the garden to create open areas, shaded corners and discreet positions that provide space for reflection.

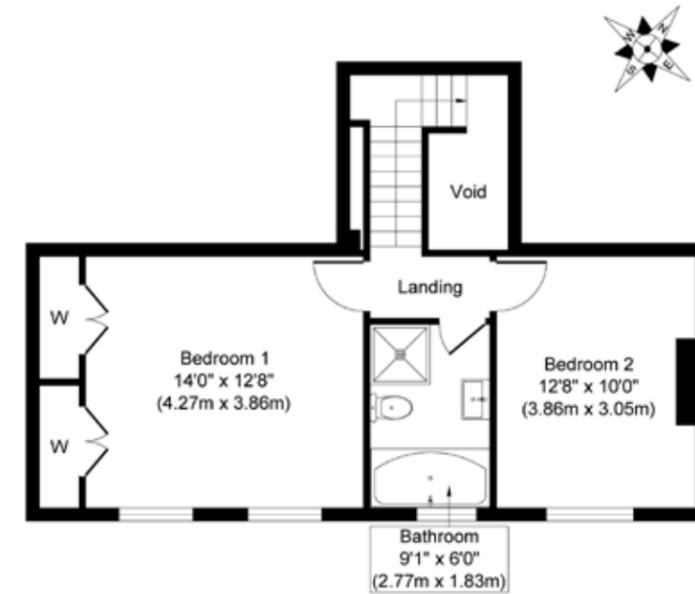
To one side, an area has been designated for the ‘good life’ with raised beds for vegetables and herbs, plus a selection of productive fruit trees and an essential garden store and compost area.



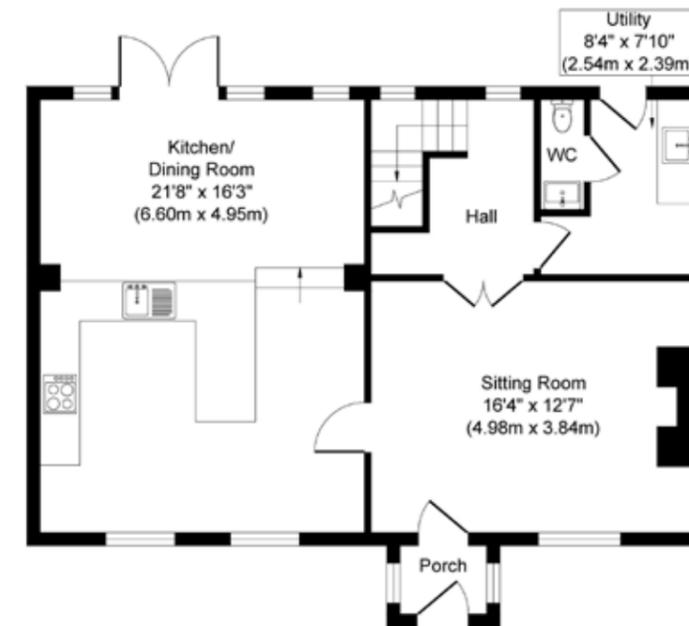
To the side of the cottage is a private driveway with off street parking. To the front of the cottage a courtyard garden is enclosed by attractive mellow red-brick walls and hornbeam hedging.



Whilst ‘Hall Farm Cottage’ is blessed with an idyllic rural setting in the pretty and highly sought after village of Thornage it enjoys easy access to the Georgian market town of Holt with its vibrant town centre and excellent amenities. Furthermore, the north Norfolk coastline is just a short drive away.



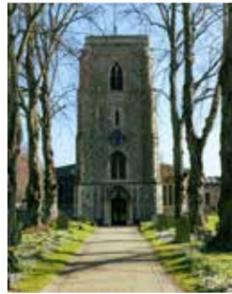
First Floor
Approximate Floor Area
486 sq. ft
(45.15 sq. m)



Ground Floor
Approximate Floor Area
731 sq. ft
(67.91 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



Thornage

IN NORTH NORFOLK
IS THE PLACE TO CALL HOME



A quiet hamlet on a by-road in the Glaven Valley, Thornage is located approximately 2.5 miles from the

Georgian town of Holt and the stunning north Norfolk Coast is just 6.5 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.

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.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city.



Note from the Vendor



Blakeney

“We’re surrounded by pretty villages within walking distance and our local beaches are 10 minutes away, our favourites being Blakeney and Weybourne.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Septic tank drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 7703-3027-4205-7337-1200

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: ///essays.hats.loved

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