



THE STORY OF

Bluebell Cottage

Hanworth, Norfolk

SOWERBYS

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Bluebell Cottage

Hanworth, Norfolk
NR11 7HP

Set in the Beautiful Hanworth
Rare Opportunity to Purchase a Unique Property

Character Throughout

Two Bedrooms

Private Parking

Large Garden

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“Bluebell Cottage boasts a plethora of period features including flint elevations, beamed ceilings, and cosy open fires”

Enjoying a highly sought after location nestled on one of the most picturesque commons in the country, this utterly gorgeous and unique home boasts character in abundance combined with large living spaces and the most striking garden space.

Bluebell Cottage is a charming two-bedroom thatched cottage that epitomises the quintessential ‘Chocolate Box’ aesthetic, boasting a plethora of period features including flint elevations, beamed ceilings, and cosy open fires.

Lovingly maintained by its current owners, Bluebell Cottage has been a thoroughly loved home.

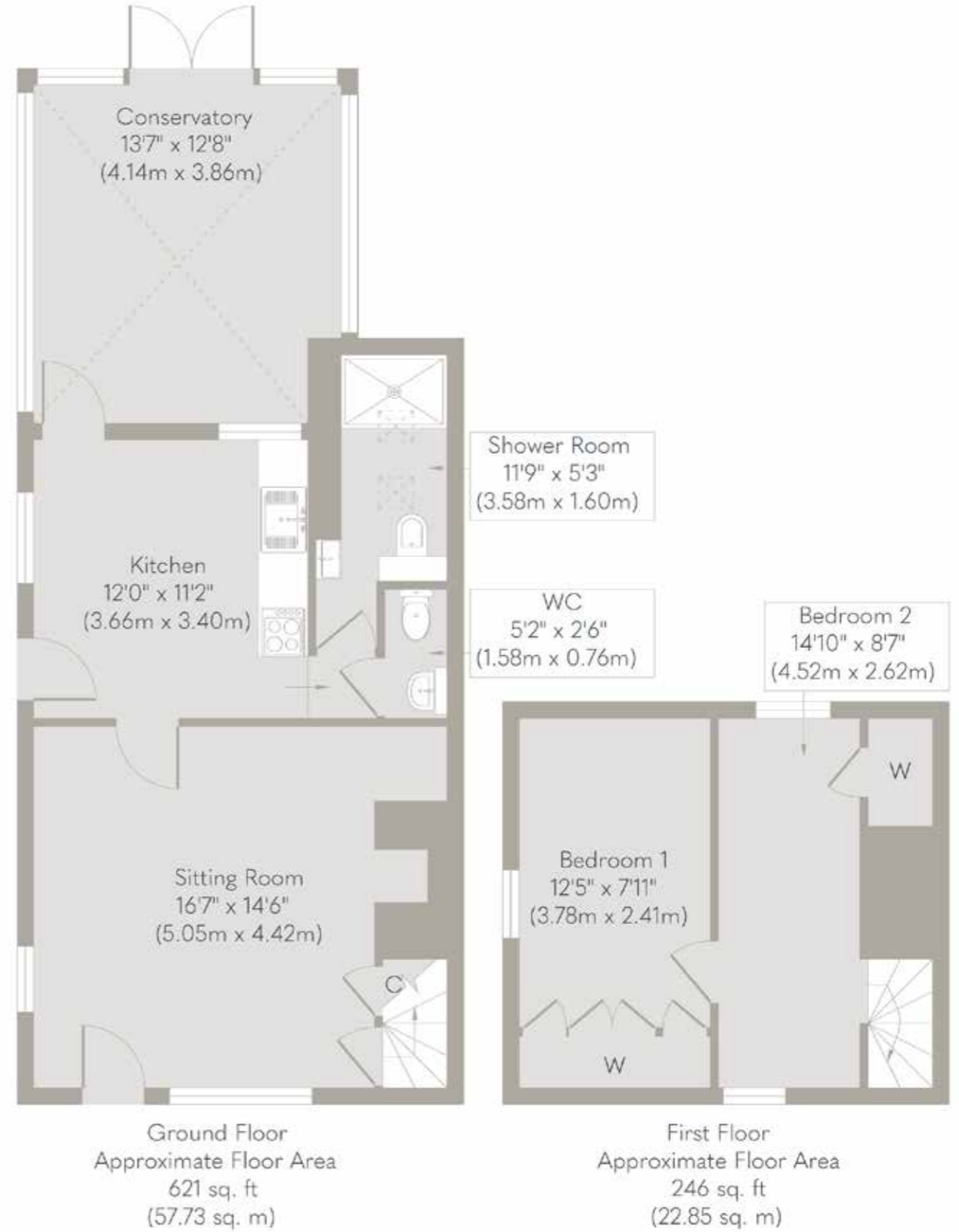
The accommodation comprises a character-filled sitting room, an open-plan kitchen/dining room, a garden room with french doors opening onto a sun terrace, a recently enhanced shower room, and a separate WC. The recent addition of a delightful garden room has elevated the cottage’s appeal, providing a perfect space to bask in the beauty of the garden and its surroundings.



Heading up the winding staircase leads to the first floor, where a double bedroom leads seamlessly to a second double bedroom, both adorned with exposed beams and offering picturesque views of the charming gardens.

The grounds of Bluebell Cottage are truly exceptional, accessed via private gates from the edge of Hanworth Common. An extensive shingle laid driveway and hardstanding area provide secure parking for multiple vehicles.





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



Hanworth

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village approximately 5 miles from the North Norfolk coast at Cromer and Aylsham to the south,

Hanworth is surrounded by rolling hills and fields, providing a peaceful and picturesque retreat from the hustle and bustle of city life. It's main notable attribute is Hanworth Common, the largest such enclosed common in England, which covers 35 acres and is protected by cattle grids. All residents have grazing rights; currently about 50 cattle graze on the land between May and October.

Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. With an elegant pier, Pavilion

Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Hanworth is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Note from Sowerbys



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SERVICES CONNECTED

Mains water, mains electricity. Drainage via Klargester waste system. Electric heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

G. Ref:- 0218-8006-7205-5413-6904

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

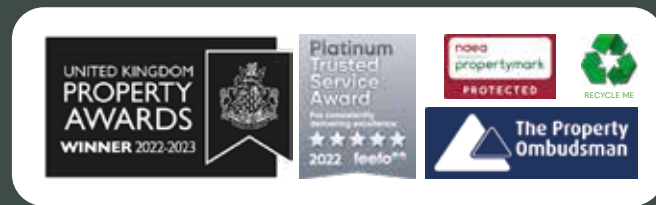
Freehold.

LOCATION

What3words: ///indirect.believer.mountains

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