



THE STORY OF

Headley Cottage

Bodham, Norfolk

SOWERBYS

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Headley Cottage

Weybourne Road, Bodham, Norfolk
NR25 6QJ



Individual Detached Home

Unique and Charming Architecture

Idyllic Countryside Views

Two Large Double Bedrooms

Shepherds Hut and Versatile Outbuildings

Peaceful and Private Location

Walking Distance to Good Local Pub

Extensive Off-Road Parking



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“A delightful garden plot, set amongst countryside in an idyllic village setting.”

Looking out over glorious open countryside, and boasting a wonderful garden plot with an abundance of ancillary buildings, this unique home embraces North Norfolk life in every way along with easy access to our glorious coastline.

Headley Cottage is a unique and

individually designed house of modern construction with great character which sits in a delightful garden plot looking out over glorious open countryside. Located in an idyllic village setting, between the affluent towns of Holt and Sheringham, this placed home enjoys the delights of both coast and countryside in equal measures.



Extensively enhanced by the present owners - both inside and out - the property is ready to enjoy and personalise. Along with a versatile selection of ancillary buildings, and even a luxurious shepherds hut, the total floor area extends to more than 1,700 sq. ft.

The house sits behind 150' of wide frontage with plentiful off-street parking and storage options.

In the house a central hall with guest WC leads through to a triple aspect sitting room with an inset wood burner.

An open-plan kitchen/dining room provides a sociable hub for the house with ample dining space and a modern shaker-style kitchen, plus a spacious utility/laundry room.





To the first floor is a spacious landing area with ample storage options and two generous double bedrooms, each with delightful countryside views. The bedrooms are served equally by a well-appointed family sized bathroom and a separate shower room. This balance of bedrooms and bathrooms creates an ideal set up for guests.

Headley Cottage stands in established gardens of around 0.2 acre (stms) with a 150' wide frontage and two access areas for vehicles.

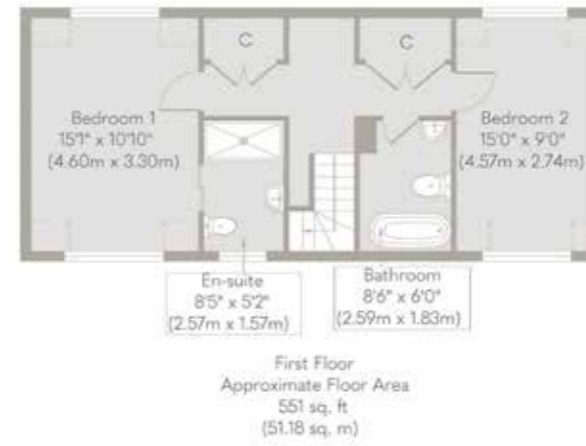
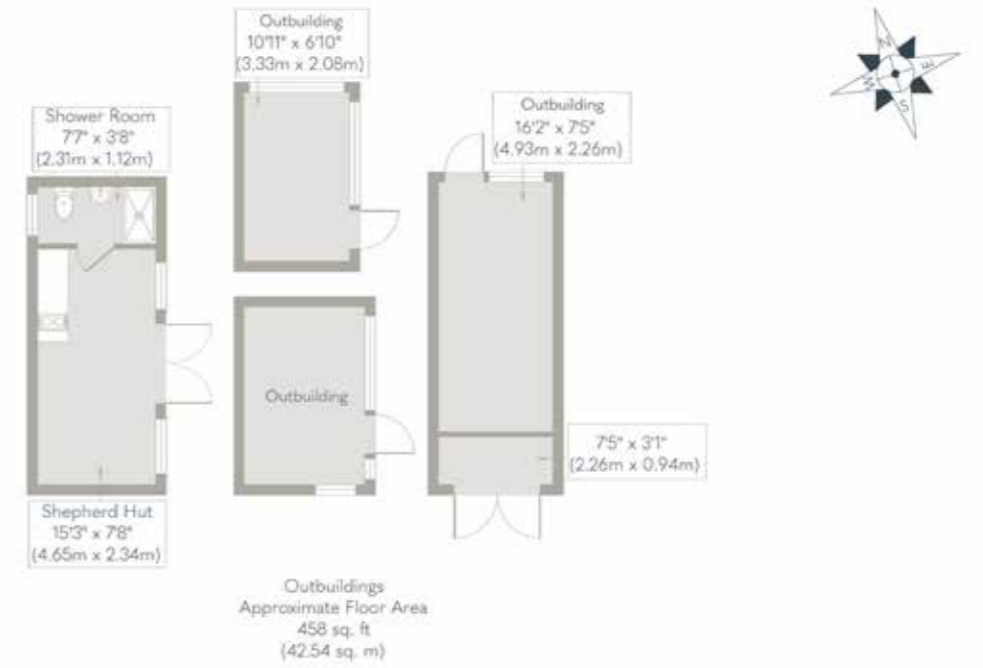
On the east elevation of the house is a gated courtyard area with off-street parking and a lawned section. Beyond the courtyard is a fantastic shepherds hut which is positioned looking out over rolling countryside. Designed for staying guests, the shepherds hut has a luxuriously appointed interior with a lounge area, kitchenette, and en-suite shower room. An enclosed and raised sun terrace looks out over adjoining countryside.



The landscaped gardens wrap around the property on all sides and feature sun terraces, shaped lawns, and both shrub and flowering beds. Further areas include vegetable and herb gardens and a small orchard area.

A cluster of garden outbuildings provide extensive and versatile space to enjoy in terms of the gardening, along with other hobbies, pursuits, and interests. On the west elevation is a further off-street parking area.





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



Bodham

IN NORFOLK
IS THE PLACE TO CALL HOME



Excellent positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style

was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from Sowerbys



“The shepherds hut has been faced to look at rolling countryside, perfect for guests.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity.
Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0360-2133-6350-2994-6721

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: ///surgical.remembers.convincd

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