



THE STORY OF

# Applegarth House

*Hunworth, Norfolk*

SOWERBYS





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# Applegarth House

Hunworth, Norfolk  
NR24 2EL

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Handsome Brick and Flint Cottage

Five Individual Bedrooms

Extensively Remodelled and Renovated

Luxurious and Refined Interiors

Quality Kitchen and Bathrooms

Modern Oil-Fired Heating

Off Road Parking and Garage

Generous Landscaped Gardens

Idyllic Village Setting

Prime North Norfolk Village

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**SOWERBYS HOLT OFFICE**

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Nestled just off the picturesque village green in one of North Norfolk's enchanting villages, this traditional red brick and flint cottage is a gem waiting to be discovered. Lovingly restored by its current owner, this exquisite home perfectly blends historic charm with modern convenience, offering you a unique opportunity to own a piece of quintessential English countryside.

Step into a home where every detail has been thoughtfully designed to provide superbly appointed living spaces. The welcoming entrance hall leads to an L-shaped, triple-aspect sitting room, a cosy space featuring an open fireplace with a wood-burner, perfect for chilly evenings. Adjacent to this is a charming dining room, a modern kitchen, a practical and spacious utility room, and a convenient shower room/cloakroom.

Upstairs you'll find a spacious landing which leads to five beautiful bedrooms, each offering its own unique character. A family bathroom completes this floor.

This delightful cottage is brimming with character, showcasing extensive period features such as traditional pamment floors, exposed ceiling and wall beams. Enjoy the warmth of oil-fired central heating powered by a state-of-the-art outdoor boiler.

The exterior of this property is equally impressive. A gravelled driveway offers off-street parking and leads to a detached brick and tile garage, as well as a covered carport. The rear and side gardens are a gardener's paradise, well-tended and full of potential.

This enchanting cottage is more than just a home; it's a lifestyle.





...brimming with character, showcasing extensive period features...







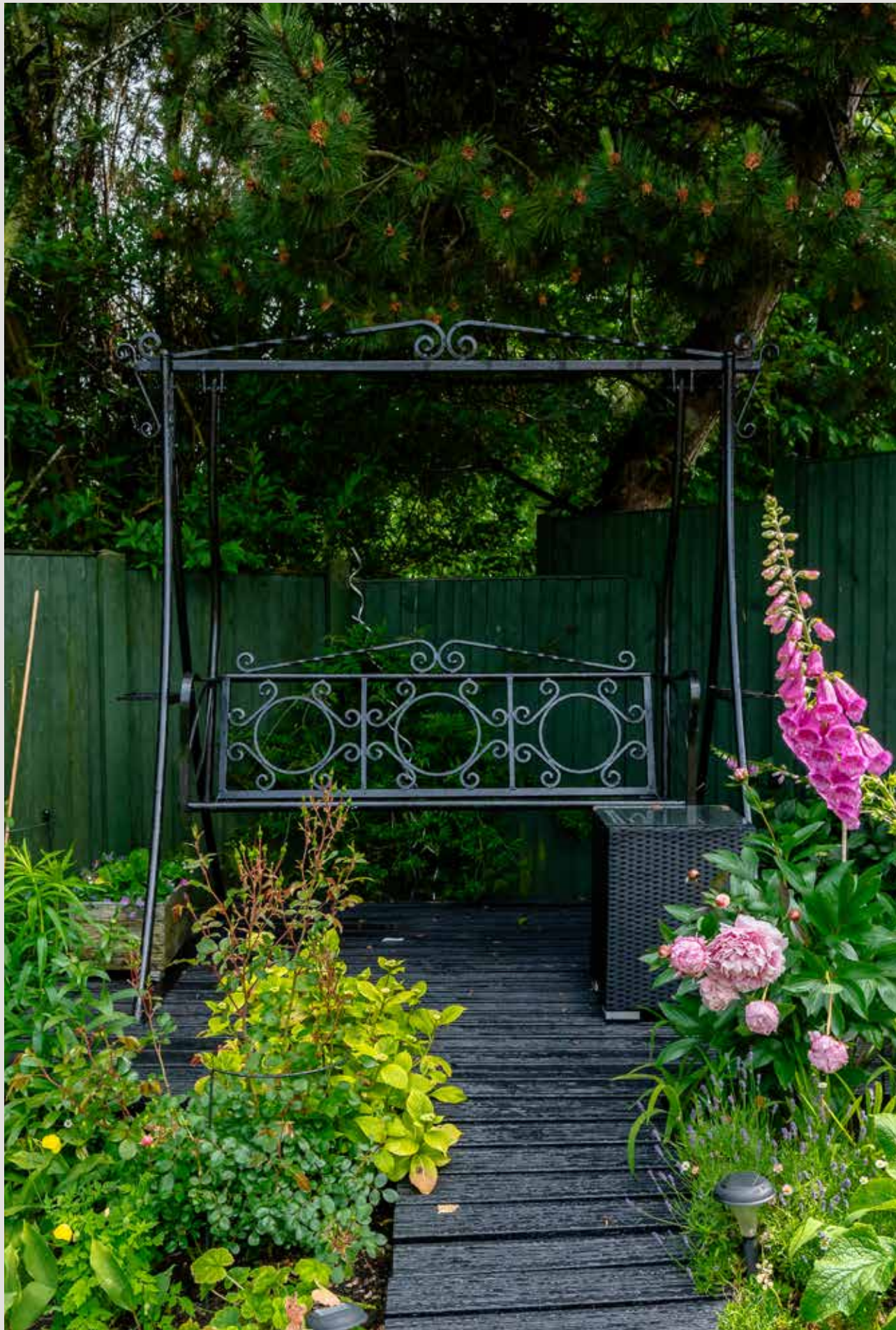
...five beautiful bedrooms each offering its own unique character.











First Floor  
Approximate Floor Area  
779 sq. ft  
(72.37 sq. m)



Ground Floor  
Approximate Floor Area  
796 sq. ft  
(73.91 sq. m)



Garage  
Approximate Floor Area  
117 sq. ft  
(10.84 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.

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# Hunworth

QUINTESSENTIAL VILLAGE LIFE WITH  
A TRADITIONAL GREEN

Well-known for the many attractive cottages and houses that surround the traditional village green, the beautiful village of Hunworth is situated approximately 2.5 miles from the picturesque town of Holt in the vale of the Glaven. Hunworth has a church, St Lawrence, which dates to the 14th century and is in a peaceful setting, hidden amongst narrow lanes. The Hunny Bell Public House, set amongst rolling hills, serves excellent food and is highly regarded, it has always been a key part of the villages' history.

Nearby, 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.

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.



*Note from Sowerbys*



“...offering you a unique opportunity to own a piece of quintessential English countryside.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 9005-3036-5204-9864-8204

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: ///tearfully.balance.buckling

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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