



THE STORY OF

28 West End

Briston, Norfolk

SOWERBYS



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28 West End

Briston, Norfolk
NR24 2HY



Idyllic Location

Character Cottage

Newly-Renovated Kitchen

Two Bedrooms

Off-Road Parking



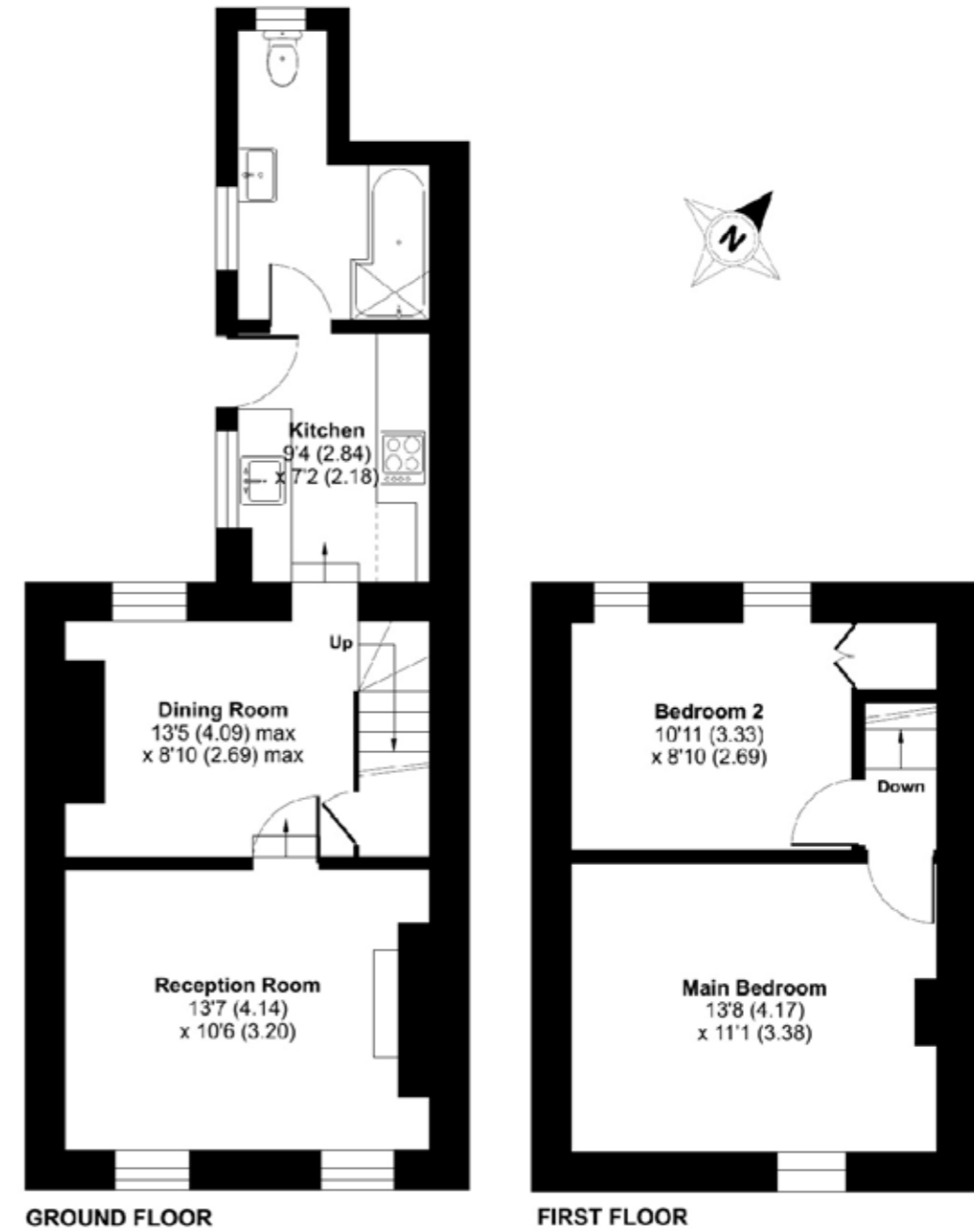
A delightful two-bedroom home, 28 West End is a period, end-of-terrace cottage, located in the heart of Briston.

provide comfortable retreats, with ample storage and beautiful views of the surrounding area.

This charming home exudes character and warmth, offering original character features, modern amenities and cosy living spaces. The inviting sitting room is filled with natural light, creating a perfect space for relaxation. The dining room offers great versatility, and easily lends itself to becoming a home office, hobbies room or snug. The well-appointed and newly renovated kitchen offers a blend of modern convenience and traditional charm. The two bedrooms upstairs

Outside, the cottage boasts the rare addition of off-road parking and a lovely garden, ideal for enjoying the outdoors and entertaining guests. The serene setting offers a peaceful escape, yet the property is ideally located close to local amenities, making everyday living easy and convenient. Perfect for first-time buyers, downsizers, or those seeking a weekend getaway, 28 West End combines period charm with modern comforts in a sought-after location.

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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



Briston

IN NORFOLK
IS THE PLACE TO CALL HOME



An old wool village between Fakenham and Holt, Briston has easy access to the North Norfolk coast, an

Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

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.

If you are looking for the perfect spot to enjoy country life, Briston is perfectly situated near to one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from Sowerbys



Holt Country Park

“Wonderful countryside location with so much on the doorstep”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0370-2803-1350-2194-1871

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: ///glance.desktop.musically

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