



THE STORY OF
Clare Cottage
Gunthorpe, Norfolk

SOWERBYS



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Clare Cottage

Gunthorpe, Norfolk
NR24 2PB

Charming Period Residence

Four Individual Bedrooms

Generous and Versatile Living Space

Lovingly Restored and Maintained

A Wealth of Character and Charm

Glorious Grounds of Over Two Acres (STMS)

Prime Village Setting

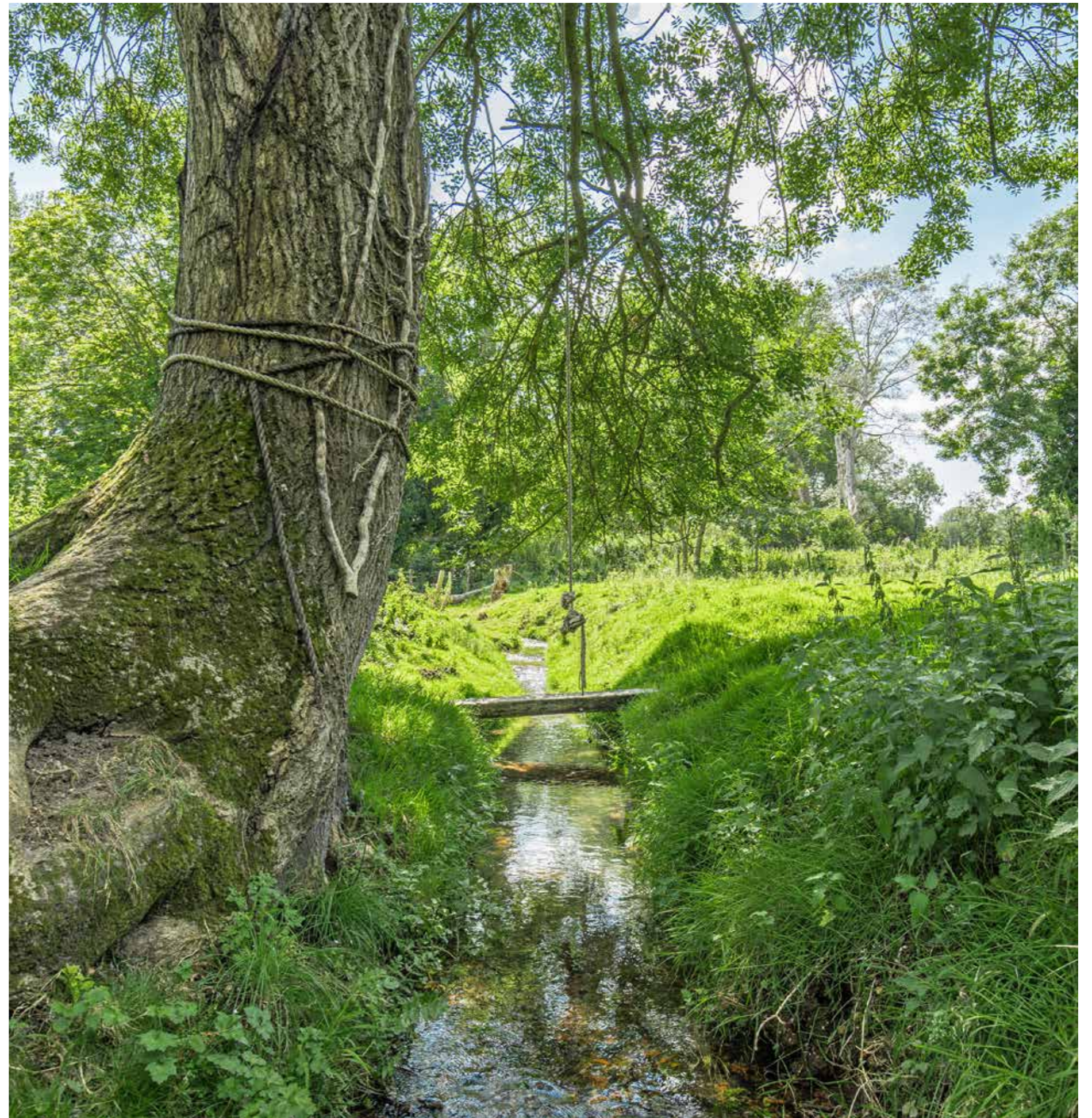
Excellent Holiday Pedigree

First Time to Market in Over 50 Years

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A wonderfully unique and individual beguiling north Norfolk cottage set in glorious and undulating grounds in excess of two acres (STMS) that create a magical space and environment. Clare Cottage comes to the market for the first time in over 50 years, having been a much loved and adored sanctuary for a family across several generations. It has been lovingly restored, enhanced and maintained and enjoyed as a sanctuary and 'happy place' to gather, rest and celebrate special times.

At the heart of this home is a traditional, mellow red brick Norfolk cottage, once a pair of cottages, that have been sympathetically extended, enhanced and restored to provide charming and practical spaces.

A considered and empathic approach to the restoration has ensured this charming home retains much of its traditional character and charm whilst providing functional space and comfort whether you are enjoying it alone or with friends and family. The intricate mellow redbrick façade sits under a traditional pantile roof and is adorned with double casement cottage windows and a 'buttercup yellow' front door.

Inside, the cottage exudes character and charm throughout whilst offering extensive living and entertaining space along with versatile bedrooms across two floors.

A dual-aspect sitting room is centered around a wonderful log fire, whilst a large bow window offers glorious views westerly over the grounds. Semi-open plan to the sitting room is a delightful, vaulted dining room featuring a Norfolk quarry tiled floor and beamed ceiling and is ideal for family gatherings. Double French doors from the dining hall flow seamlessly onto a rear sun terrace which effortlessly extends the entertaining space.





A traditional Shaker style kitchen provides all of the functionality required to serve a family home and is supported by a generous utility and boot room.

A sumptuous ground floor bedroom suite provides versatile space whilst boasting delightful features such as a decorative open fireplace beamed ceiling and wooden floors. A bathroom serves the bedroom whilst providing WC facilities to the ground floor accommodation.

To the first floor there are three individual and generous bedrooms that are tastefully dressed and enjoy glorious views over the private grounds. A well-appointed shower room serves the bedrooms.





What really makes Clare Cottage so special is its glorious and established grounds. Extending to over two acres (STMS), the grounds provide a wonderfully peaceful and tranquil environment for the cottage to enjoy and a haven for local wildlife.

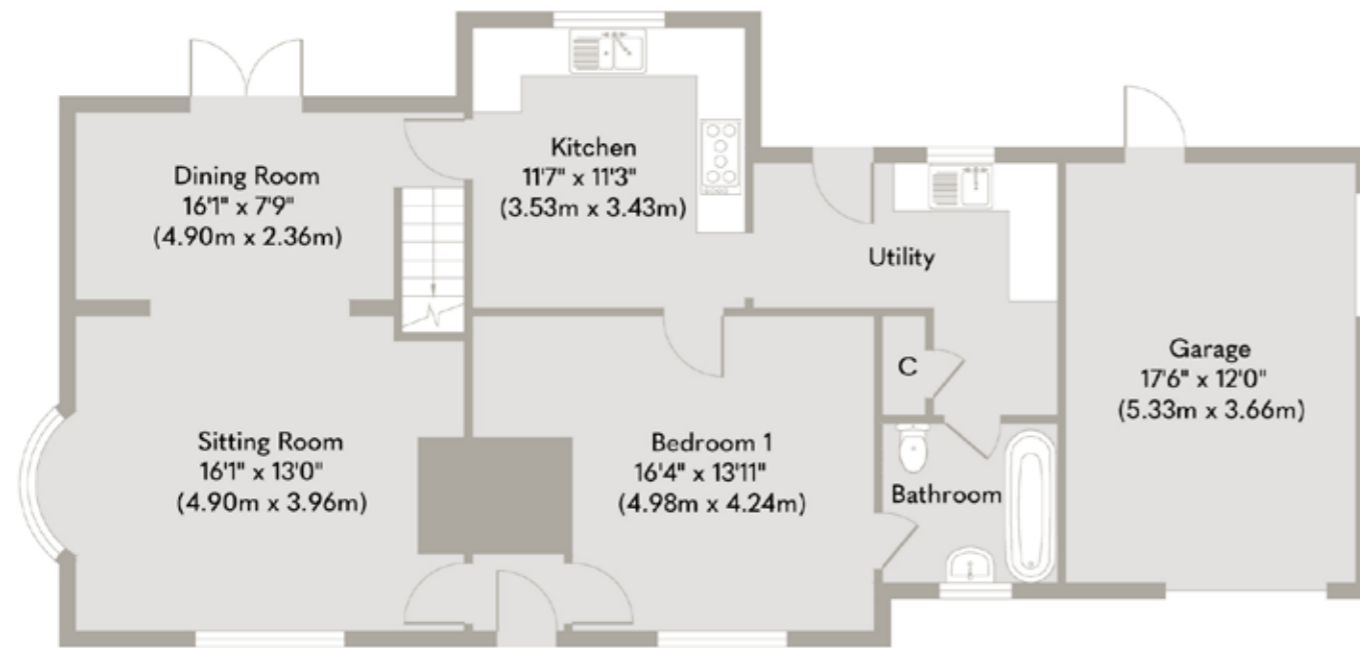
The garden features sprawling lawns that flank the cottage on all sides and provides endless family space to enjoy. A private meadow, currently featuring grazing sheep, creates a magical backdrop to the property with wonderful vistas over the church and established boundaries of mature trees and hedgerows. A babbling stream meanders through the meadow to provide a unique and aesthetically pleasing feature whilst encouraging the plethora of local wildlife.

Outbuildings include a traditional garden store and garage. To the front of the cottage is an extensive hardstanding courtyard area with ample off road parking and storage options.

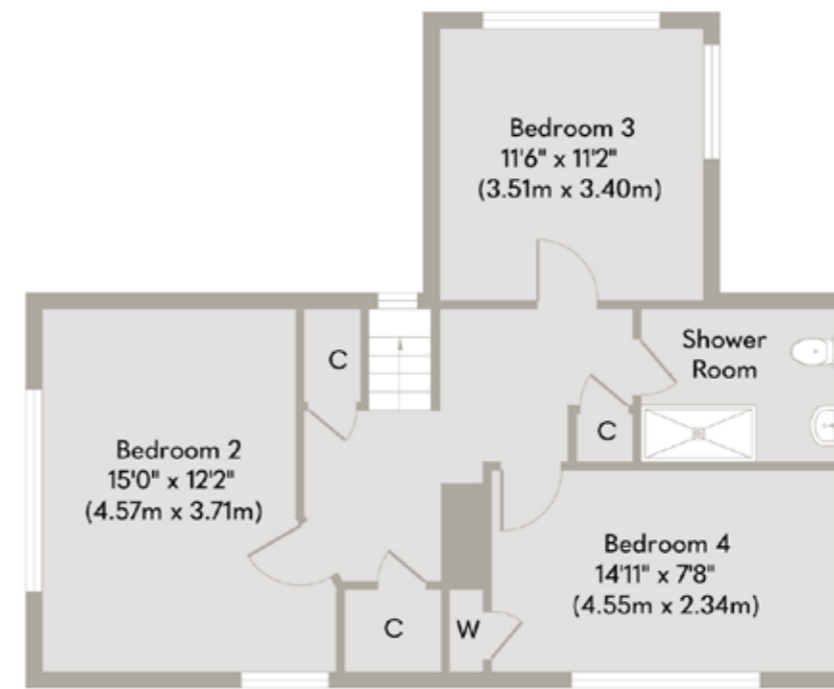
Clare Cottage has been loved and adored by the same family across several generations as a country retreat and haven to enjoy and explore the wonders of north Norfolk. Bursting with special family memories it has been a cherished place over a period of 52 years and more recently has been performing very well as a holiday cottage for paying guests to enjoy.

Nestled within Gunthorpe, you have the best of peaceful countryside living whilst being within easy reach of the North Norfolk coast. An Area of Outstanding Natural Beauty, Blakeney is six miles away, and whether you enjoy the coastal path, a visit from the seals, or a taste of local cuisine - it is a much-loved location for a plethora of reasons.

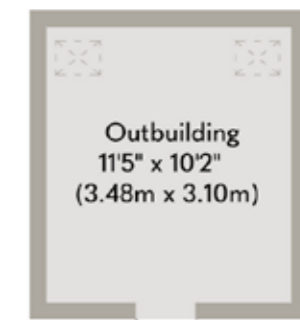




Ground Floor



First Floor



Outbuilding

Ground Floor Approximate Floor Area 873 sq.ft (81.10 sq.m) (Excluding Garage)

First Floor Approximate Floor Area 621 sq.ft (57.69 sq.m)

Garage Approximate Floor Area 208 sq.ft (19.32 sq.m)

Outbuilding Approximate Floor Area 116 sq.ft (10.77 sq.m)

Approx. Gross Internal Floor Area 1,818 sq.ft (168.88 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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Gunthorpe

HIDDEN HAVEN NEAR NORFOLK'S
BEST ATTRACTIONS

A small rural village, Gunthorpe is tucked away between Fakenham and the north Norfolk coast close to Thursford.

Thursford has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse.



Note from the Vendor



“In summer, there's nothing better than being on the terrace with a glass of something chilled, gazing down the field.”



SERVICES CONNECTED

Mains water and electricity. LPG boiler and gas tank with emersion heater. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 8700-8601-0422-0091-3443

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: ///microchip.places.rural

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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