



THE STORY OF
3 Foundry Row
Thornage, Norfolk

SOWERBYS



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3 Foundry Row

Thornage, Norfolk
NR25 7QF

Located in the Peaceful Village
of Thornage, Surrounded
by Scenic Countryside

Conveniently Close to the
Georgian Market Town of
Holt, Just 2.5 Miles Away

Ideal for a Small Family or
as a Countryside Retreat

Charming Period Cottage with
Character-Filled Interiors

Two Bedrooms

Parking Space at the Front

Private Courtyard
Garden as the Rear

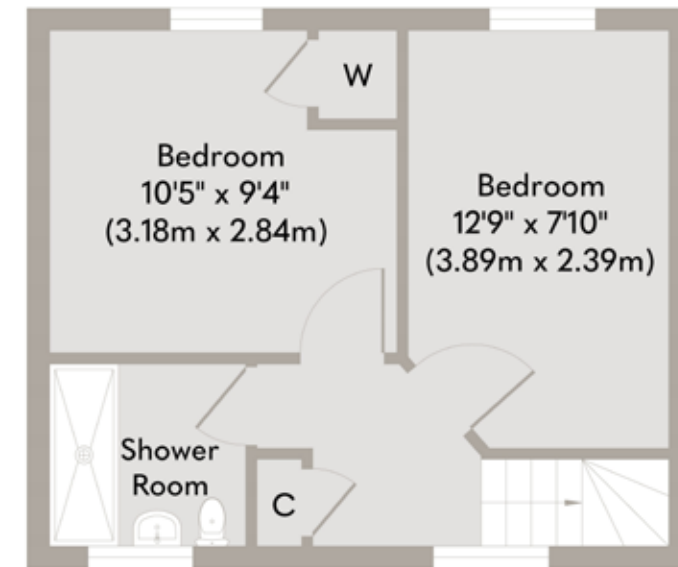
SOWERBYS HOLT OFFICE
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Welcome to 3 Foundry Row, a charming terraced period cottage nestled in the peaceful village of Thornage, brimming with warmth and character. This beautifully presented home offers a delightful retreat, ideal for a small family or couple seeking a place that embodies the tranquillity of countryside living. Its proximity to the historic Georgian market town of Holt, just 2.5 miles away, ensures convenient access to local amenities and public transport, making it an idyllic balance of rural calm and community charm.

Inside, the cottage radiates a cosy ambiance, with period features that speak to its rich history while creating a comfortable, inviting atmosphere. Though modest in size, it has been thoughtfully arranged to accommodate the needs of a small family, with each room capturing a unique sense of character. Its interior inspires a slower pace of life, perfect for unwinding from a busy day or sparking creativity in the serene setting.

Outside, a quaint courtyard garden provides a private outdoor space for relaxation, complemented by a convenient parking space at the front. Surrounded by Norfolk's scenic countryside, this cottage invites a lifestyle that cherishes nature and calm. Whether as a retreat or a beloved full-time home, 3 Foundry Row offers a charming gateway to a simpler, more peaceful way of life.

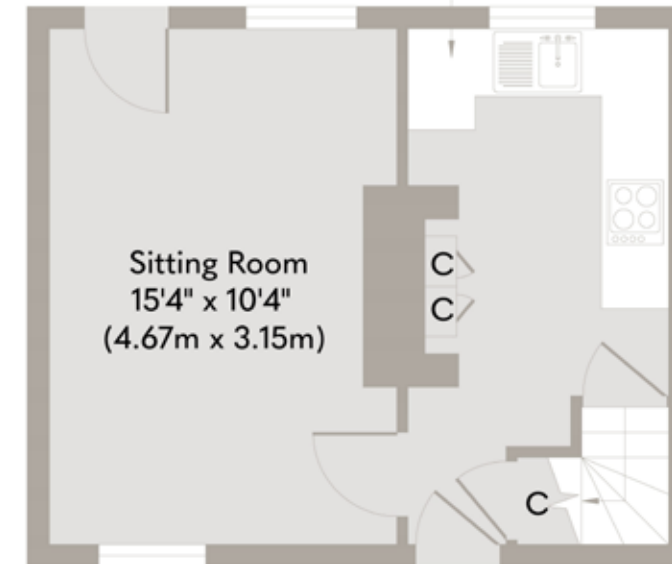




First Floor
Approximate Floor Area
282 sq. ft
(26.23 sq. m)



Kitchen
15'5" x 7'9"
(4.70m x 2.36m)



Ground Floor
Approximate Floor Area
282 sq. ft
(26.23 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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Thornage

TRANQUIL CHARM, NEAR HOLT AND
NORFOLK'S COAST

A quiet hamlet on a by-road in the Glaven Valley, Thornage is located approximately 2.5 miles from the Georgian town of Holt and the stunning north Norfolk Coast is just 6.5 miles away.

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.

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, Holt is one of Norfolk's finest market towns with easy reach to the coast and city.



Note from the Vendor



Courtyard garden.

“Our favourite spot in the house is the courtyard garden - it's a suntrap and you can sit out enjoying a drink at most times of the year.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric panel heaters.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref: 0434-2722-0300-0102-2206

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: ///archive.kindest.covertly

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SOWERBYS

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Journey*

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for the homeless

 **mind**
Norfolk and
Waveney

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Charity**
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Air Ambulance**

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