



THE STORY OF
Lupin Cottage
Plumstead, Norfolk

SOWERBYS



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Lupin Cottage

Plumstead, Norfolk
NR11 7LJ

Charming and Substantial Country Cottage

A Wealth of Period Charm and Features

Impressive Green Oak Frame Extension

Farmhouse Style Kitchen

Exposed Beams and Fireplaces

Utility, Laundry Room, Pantry and Boot Room

Flexible Receptions

Four Double Bedrooms and Three Bathrooms

Three Bay Oak Framed Cart Shed Garaging

Glorious Private Grounds of
Around 0.75 Acre (STMS)

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Nestled within a picturesque 0.75-acre plot (STMS), Lupin Cottage is a captivating, detached four-bedroom residence that exudes timeless character. Showcasing a wealth of period features and flexible living spaces, this charming home epitomises countryside living in Norfolk.

The beautifully landscaped gardens surrounding Lupin Cottage offer a serene retreat, enveloped by lush greenery and mature trees that ensure privacy and tranquillity. Whether relaxing on the terrace with a cup of tea, hosting a family barbecue, or simply admiring the stunning views, the garden space is designed for year-round enjoyment, ideal for both leisure and horticultural pursuits.

Inside, the property boasts three reception rooms designed for comfort and convenience, complemented by original elements such as wood-burners, exposed beams, and rustic floors that enhance its historic allure. The three formal reception rooms include a generous sitting room, a cosy snug, and a magnificent day room featuring a splendid green oak frame extension.

A farmhouse-style kitchen provides ample space for family dining, offering picturesque vistas over the grounds. Its semi-open plan design seamlessly connects to a beautiful oak-framed garden room, creating a spacious and versatile living area that caters to modern lifestyles. Practical amenities include a large utility/pantry, a boot room, and a second utility/laundry room, ensuring ample storage and functional space for everyday activities.

The first floor is divided into two distinct areas accessible via separate staircases, offering flexibility in accommodation layout to suit personal preferences and needs. This thoughtful arrangement enhances the property's adaptability and practicality for varied living arrangements.





Showcasing a wealth of period features and flexible living spaces, this charming home epitomises countryside living...





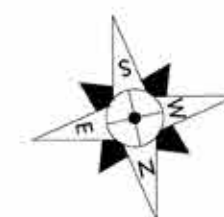
Outside, the grounds feature a stand-out triple bay oak-framed cart shed, providing additional storage space and options for off-road parking, alongside a sweeping private driveway that offers ample parking and easy access. Positioned in the peaceful hamlet of Plumstead Green, Lupin Cottage enjoys a semi-rural lifestyle just four miles from the historic market town of Holt and the picturesque North Norfolk coastline.

Combining rural tranquillity with modern comfort, Lupin Cottage presents an ideal home for those seeking peace, privacy, and practicality. Whether warming up by the open fire, exploring the expansive gardens, or venturing into the surrounding countryside, this character-filled property offers a quintessential North Norfolk lifestyle.



The beautifully landscaped gardens surrounding Lupin Cottage offer a serene retreat, enveloped by lush greenery and mature trees...





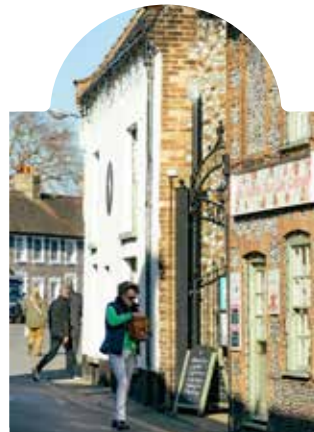
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Plumstead

RURAL CHARM WITH EASY ACCESS
TO COASTAL AND CITY DELIGHTS

The pretty village of Plumstead enjoys a distinct rural environment with countryside walks on the door- step and a thriving village community. Despite the rural surroundings there is easy access to town facilities with the Georgian market town of Holt just five miles away.

The heritage coastline lies just 7 miles to the north whilst the vibrant and cultured City of Norwich is less than 20 miles to the south, offering everything you would desire of a vibrant regional capital. Norwich offers high end shopping and unique businesses including shops, bars, cafés and restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast.



Note from Sowerbys



“Combining rural tranquillity with modern comfort, Lupin Cottage presents an ideal home for those seeking peace, privacy, and practicality.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 0320-2877-1490-2825-6545

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: ///sifts.disposing.nobody

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

