



THE STORY OF

Yorkdale Cottages

Southrepps, Norfolk

SOWERBYS

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Yorkdale Cottages

Southrepps, Norfolk
NR11 8UX

Captivating Location

Expansive Plot Spanning
Approximately One-
Third of an Acre

Detached Period Cottage

Three Bedrooms and
Two Bathrooms

Well-Established Gardens

Gravelled Parking Area

Three Outbuildings

SOWERBYS HOLT OFFICE

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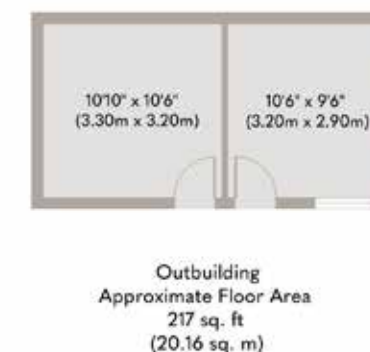
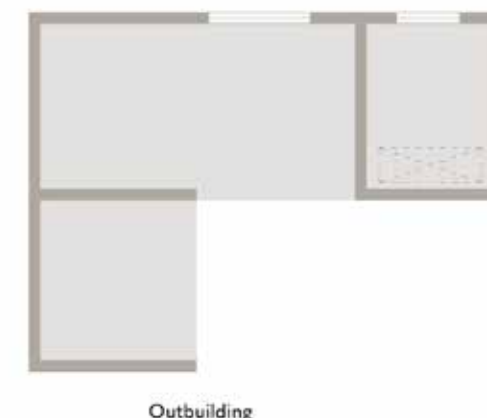
This detached three-bedroom, two-bathroom period home is brimming with character and charm. This enchanting property offers a generous living space, with two main reception areas showcasing a warm and inviting atmosphere. The heart of the home lies in the kitchen/dining area, perfect for enjoying your start to the day underneath the backdrop of your garden. The kitchen conveniently leads to a utility room and a modern shower room. Upstairs, the cottage continues to impress with two expansive bedrooms and a third, smaller bedroom alongside the main shower room.

The property is on an expansive plot spanning approximately one-third of an acre, where well-established gardens create a haven for gardening enthusiasts and adventurous families. The lush greenery, mature plants, and thoughtful landscaping provide a tranquil setting to relax or play. Ample gravelled parking caters to several vehicles, and an adjoining large outbuilding offers versatile storage or potential for conversion into additional living or workspace (stpp).

At the top of the garden, you'll find another substantial outbuilding housing essential gardening equipment. This space not only fulfils practical storage needs but also offers potential as a secluded workshop or creative retreat.

Yorkdale Cottage is a true gem in the charming village of Southrepps, combining traditional character with modern convenience, all in a picturesque setting.





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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Southrepps

EXCELLENT ACCESS TO THE
COASTLINE

Southrepps is a sought-after village where there is a strong community feel, glorious open countryside and excellent access to both the coastline and the city of Norwich.

Southrepps is home to a railway station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, and a local family-run grocery store. The village hall holds regular quiz nights, shows and events as well as a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbor a thriving community, so why not call it home?

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Electric panel heaters.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///guidebook.cats.signal

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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**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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