



Lavender Cottage

Thorpe Market, Norfolk NR11 8TH

Prime Location Near Cromer and Excellent Transport Links

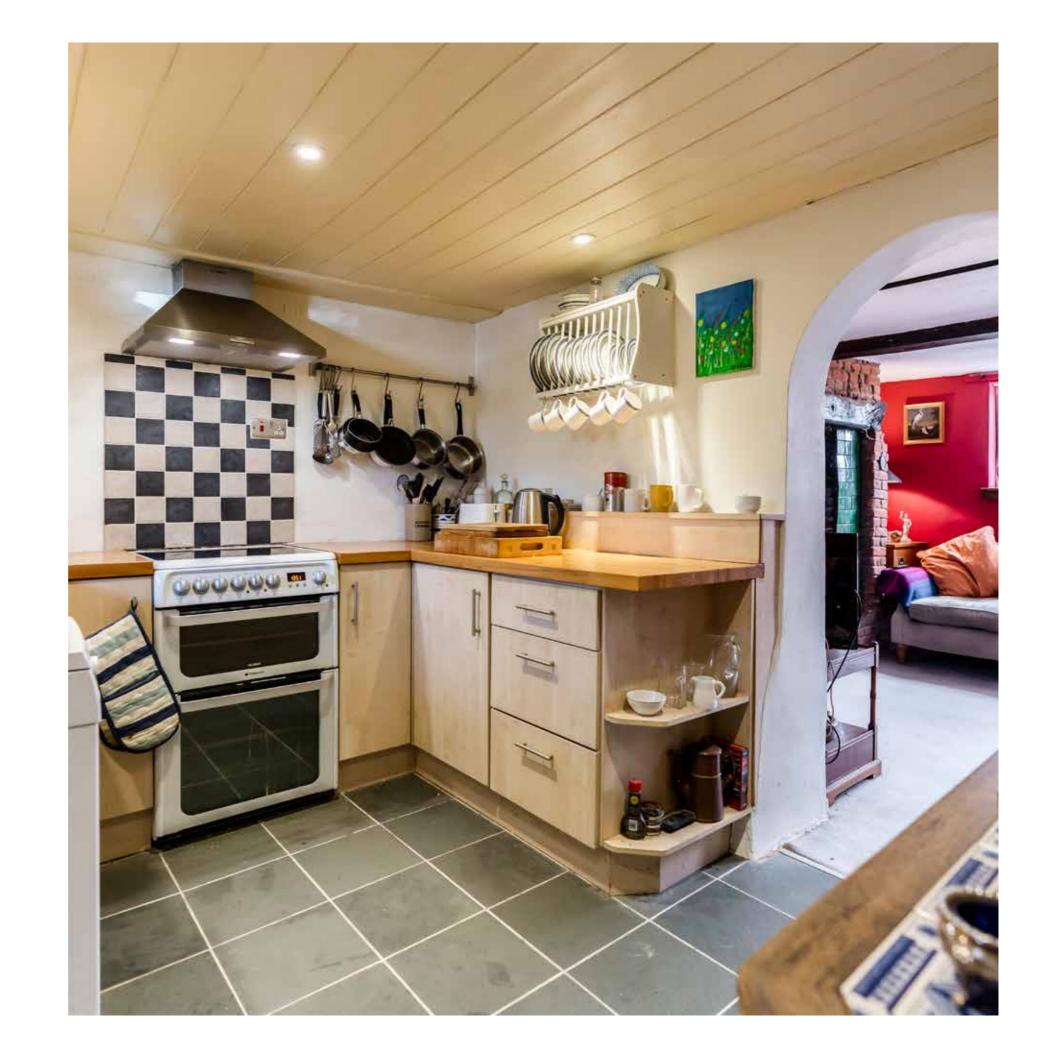
Charming Period Terraced Cottage with Character Features

Spacious Living Area with a Cosy Fireplace

South-East Facing Conservatory for Added Natural Light

Two Well-Appointed Bedrooms and a Stylish Bathroom

Generous, Low-Maintenance Rear Garden with Raised Beds



SOWERBYS HOLT OFFICE 01263 710777

holt@sowerbys.com











Located in the picturesque village of Thorpe Market, just moments from the vibrant seaside town of Cromer, this beautifully presented period terraced cottage is brimming with character and charm.

Thoughtfully decorated throughout, the home seamlessly blends traditional features with modern comforts. Ideally situated, the property offers easy access to Cromer's selection of independent eateries, shops, and excellent transport links via bus and train to Norwich. Nearby, Roughton provides convenient amenities, including a 24-hour garage, a village pub, and a popular fish and chip restaurant, while the renowned Gunton Arms is just over a mile away.

Inside, the cottage welcomes you with a warm and inviting ambiance. The ground floor offers generous living space, featuring a cosy living room centred around a striking fireplace, a practical pantry, a utility room, and a delightful south-east facing conservatory that bathes the home in natural light. Upstairs, two well-appointed bedrooms and a stylish bathroom provide a comfortable retreat.

Outside, a private parking space to the front adds convenience, while the spacious yet low-maintenance rear garden, complete with raised beds, presents an excellent opportunity for green-fingered enthusiasts. The versatile outbuilding is ideal for use as a home office or additional storage, making this enchanting cottage a truly desirable countryside haven.















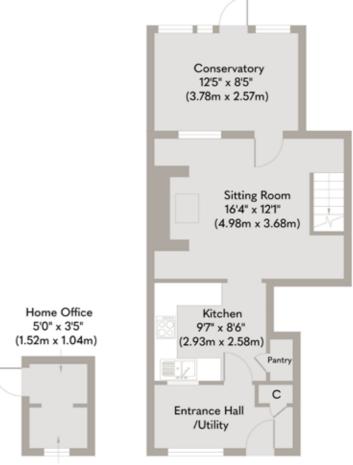


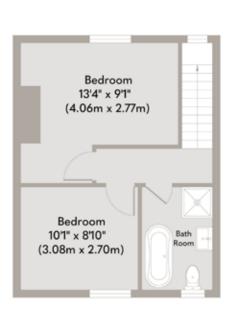




SOWERBYS







5'0" x 3'5" (1.52m x 1.04m)

Outbuilding Approximate Floor Area 36 sq. ft (3.38 sq. m)

Ground Floor Approximate Floor Area 473 sq. ft (43.97 sq. m)

First Floor Approximate Floor Area 352 sq. ft (32.71 sq. m)

9

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. Copyright V360 Ltd 2025 | www.houseviz.com

A new home is just the beginning

Thorpe Market

TRANQUIL VILLAGE LIVING, CLOSE
TO THE COAST

Situated just four miles south of Cromer, Thorpe Market is a delightful village set on the edge of the Gunton Estate, surrounded by beautiful woodland and a historic deer park. This peaceful location offers a perfect balance of rural serenity and easy access to local amenities.

The village is a short distance away to two fantastic pubs, The Gunton Arms and The Suffield Arms, both offering great food and a welcoming atmosphere. A short drive away in Southrepps, The Vernon Arms provides another excellent option. Gunton Station, just a ten-minute walk away, connects you to both Cromer and Norwich, making it easy to explore the surrounding areas.

For everyday essentials, a fantastic farm shop just two miles away offers organic produce, a delicatessen, butchers, and a restaurant. In nearby Roughton, you'll find a general store, post office, and petrol station.

Both Cromer and North Walsham, five miles away, offer supermarkets, pubs, and restaurants. Cromer is a town of enduring appeal, with its elegant pier, Pavilion Theatre, and grand Victorian villas, many offering panoramic views of the pebble beach. It's easy to see why the town attracts both staycationers and permanent residents, with recent attention drawn to the area following a visit from Banksy. In recent years, many have relocated from the capital and home counties to enjoy a life by the sea.

With a variety of schools in the area, including the renowned independent Beeston Hall School in nearby West Runton, Cromer offers a welcoming environment for families seeking a beautiful place to put down roots.

Come and discover if Thorpe Market could be the perfect place for you.









Note from Sowerbys



"This enchanting cottage is a truly desirable countryside haven."

Ariel shot of surrounding area



SERVICES CONNECTED

Mains electricity, water and drainage. LPG fired central heating.

COUNCIL TAX Band A.

ENERGY EFFICIENCY RATING

D. Ref: 4700-5344-0922-7400-3753

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: ///spider.slams.goodnight

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS A new home is just the beginning

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.





Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL





