



THE STORY OF

Holly Cottage

Gresham, Norfolk

SOWERBYS



THE STORY OF

Holly Cottage

Chequers Road, Gresham, Norfolk
NR11 8RQ

Semi-Detached Cottage

Rural Location

Driveway

Manageable Garden with Beck

Two Bedrooms

Loft Room

Chain Free

Holiday Let Potential

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Tucked away on a quiet country lane in the picturesque rural village of Gresham, Holly Cottage is a charming period semi-detached home, full of character and warmth. Lovingly maintained and used as a successful holiday let for many years, this delightful cottage offers a peaceful retreat surrounded by nature.

The property benefits from a private driveway with space for one or two cars, and a manageable, sun-soaked garden that's perfect for relaxing or dining al fresco. A tranquil beck meanders through the rear of the garden, adding to the idyllic countryside feel.

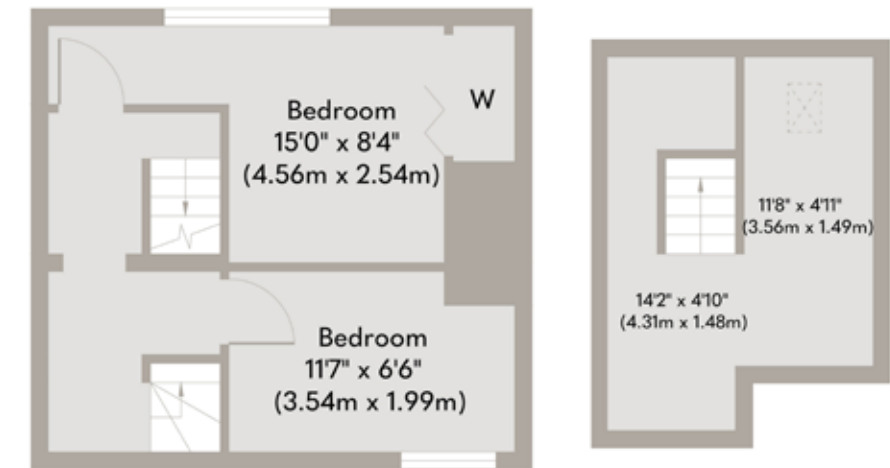
Inside, the cottage is well-proportioned and thoughtfully laid out. The generous kitchen/diner provides a welcoming space for family meals or entertaining, while the cosy lounge opens directly onto the garden, bringing the outdoors in. A convenient downstairs bathroom completes the ground floor. Upstairs, there are two comfortable bedrooms and an easily accessed loft room, offering flexible space ideal for storage, a study, or even a hobby room.

Holly Cottage combines period charm with everyday practicality, making it an ideal home, holiday let, or countryside escape.



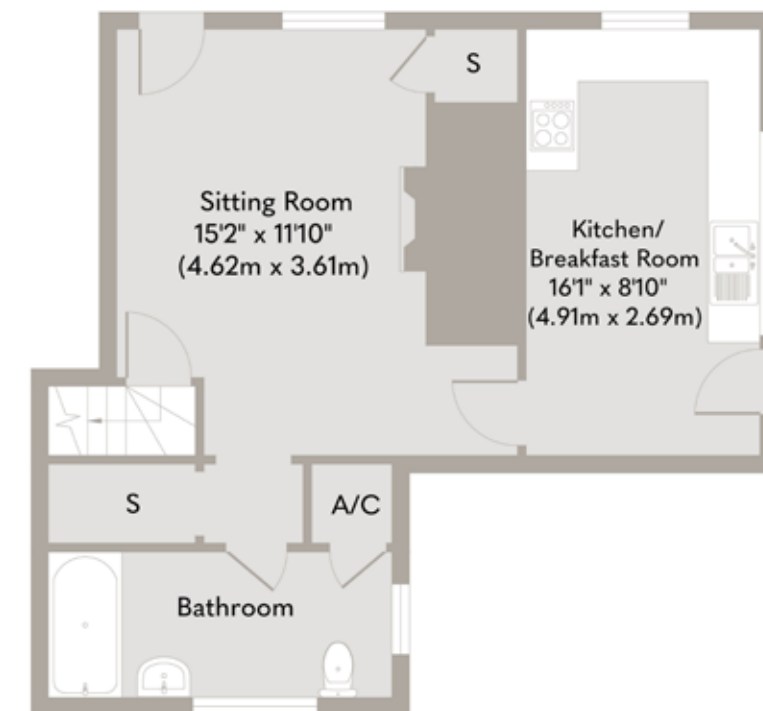
Full of character and warmth, with a layout designed for comfort and everyday living.





First Floor
Approximate Floor Area
284 sq. ft
(26.38 sq. m)

Second Floor
Approximate Floor Area
129 sq. ft
(12.00 sq. m)



Ground Floor
Approximate Floor Area
517 sq. ft
(48.02 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Gresham

NESTLED BETWEEN
COUNTRYSIDE AND COAST

Tucked away in the North Norfolk countryside, Gresham is a small and charming rural village with a rich historical backdrop. Just southwest of Cromer and within easy reach of Holt and Sheringham, this peaceful spot offers a delightful base for exploring the area's coastline and countryside - each of the nearby towns is less than seven miles away.

The village itself is home to a striking 11th-century round tower church. Its simple interior is offset by a particularly noteworthy font, mentioned in Pevsner's architectural guide. Gresham also holds ties to two figures of national significance: it was the birthplace of Sir Thomas Gresham, founder of the Royal Exchange and namesake of Gresham's School in Holt, and once the site of a castle owned by the son of Geoffrey Chaucer. Though now in ruins, the castle features in the famous Paston Letters, offering a fascinating glimpse into Norfolk life in the 15th century.

While Gresham offers a serene, tucked-away setting, it is superbly positioned for days out. Cromer, with its award-winning beaches, traditional pier, and even a Banksy mural, is perfect for a coastal escape. Sheringham, with its motto 'The sea enriches and the pine adorns', is a classic seaside resort with woodland walks and steam railway charm. Meanwhile, Holt's independent shops and regular community events bring colour and character to this Georgian market town.

Gresham is a peaceful village with stories to tell - perfect for those looking for countryside calm and easy access to the Norfolk coast.



Note from Sowerbys



"A sunlit haven with far-reaching countryside views and a gentle beck flowing through."



SERVICES CONNECTED

Mains water, electricity, and drainage. Electric radiators in each room individually controlled

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 0268-3049-6205-8415-9204

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: ///typically.contacts.rewarded

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

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

