



THE STORY OF

Farm Cottage

Sharrington, Norfolk

SOWERBYS



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Farm Cottage

The Street, Sharrington, Melton Constable, Norfolk
NR24 2AB

Detached Brick and Flint Cottage with
Character and Modern Comfort

Updated Interiors Combining Period
Features and Contemporary Style

Two Reception Rooms with Exposed
Beams and Brick Fireplaces

Three Comfortable Bedrooms
Offering Flexible Living

Modern Kitchen and New
Heating Systems Installed

Detached One-Bedroom Annexe

Mature Private Gardens with
Working Well and Terrace

Ample Parking with EV Charger
on Gravelled Driveway

Peaceful Village Setting with Countryside Views

Close to Holt and the North Norfolk Coast

SOWERBYS HOLT OFFICE

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Farm Cottage is a beautifully presented detached brick and flint home, perfectly balancing period character with contemporary comfort. Set in the heart of the picturesque Conservation village of Sharrington, this charming property has been thoughtfully modernised to create a warm and inviting home in a peaceful semi-rural setting, just a short drive from the Georgian market town of Holt and the stunning North Norfolk coast.

From the moment you arrive, the cottage exudes a sense of charm and quality. The traditional flint façade and mature gardens set the tone for the character within. Inside, the home has been sympathetically updated, retaining its original features while introducing a range of modern enhancements that make everyday living both comfortable and efficient.

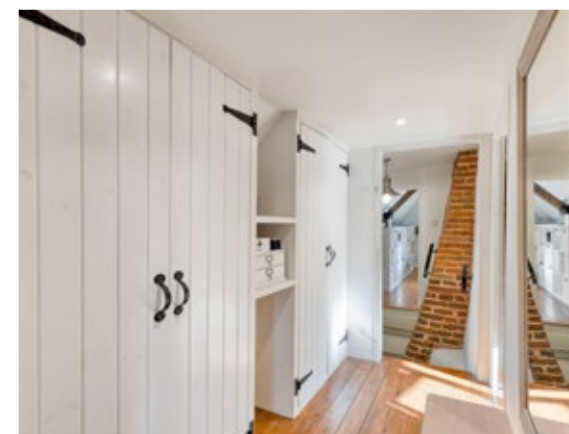
The main cottage offers two delightful reception rooms, each showcasing timeless features including exposed beams, brick fireplaces, and feature walls. The sitting room, with its wood burner, provides a cosy space for relaxing, while the adjoining dining room creates a welcoming setting for family gatherings or entertaining guests. A pellet stove adds a touch of rustic charm, complementing the home's character while providing practical, efficient warmth.

The kitchen has been tastefully refitted with a stylish range of units and modern appliances, combining functionality with contemporary design. It offers a bright and sociable space, ideal for everyday living, with views overlooking the garden. Recent improvements include double-glazed windows, a new electric boiler, and traditional-style radiators, ensuring that the property's historic character is matched by modern convenience.



Our home can best be described as characterful, comfortable, and calm.





Upstairs, there are three comfortable bedrooms, each with its own individual charm. The accommodation is well-proportioned and versatile, making it perfectly suited for family living or for those seeking a peaceful retreat. The interiors throughout are presented to a high standard, reflecting the care and attention that has gone into maintaining and improving this much-loved home.

Within the grounds lies a superb detached one-bedroom annexe, complete with shower room and utility area, offering exceptional flexibility. Currently used as a home office, it could also provide ideal accommodation for guests, extended family or potential income use. Finished to a similarly high standard as the main house, the annexe adds a valuable and versatile dimension to the property.

Outside, the gardens are a true highlight. Mature and beautifully maintained, they provide a private and tranquil setting surrounded by countryside views. A working well adds a charming focal point, while the sun-terraced seating areas are perfect for enjoying outdoor dining or simply relaxing in the peaceful surroundings. The gravelled driveway provides ample parking and includes an electric vehicle charging point.

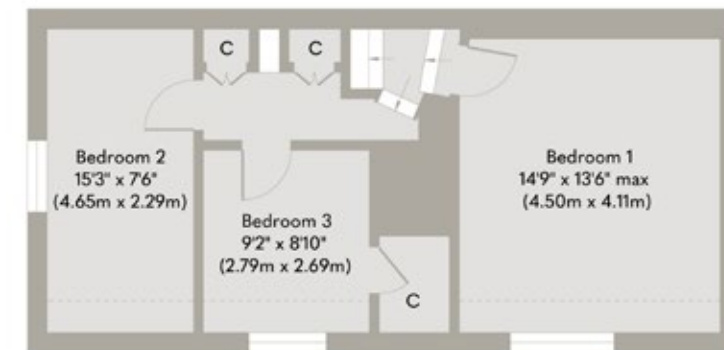
Sharrington is a quintessential Norfolk village with an active community, parish church, and village hall. The nearby town of Holt offers an excellent range of independent shops, cafés, and restaurants, along with the highly regarded Gresham's School. With the North Norfolk coastline just a short drive away, this property offers the perfect balance of countryside calm and coastal convenience.

Farm Cottage represents a wonderful opportunity to acquire a beautifully finished home of character and quality in a truly idyllic village setting.





Annexe
Approximate Floor Area
276 sq. ft
(25.60 sq. m)



First Floor
Approximate Floor Area
520 sq. ft
(48.23 sq. m)



Ground Floor
Approximate Floor Area
711 sq. ft
(66.07 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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Sharrington

THE HEART OF AUTHENTIC NORTH NORFOLK LIVING

Sharrington is a truly enchanting North Norfolk village, celebrated for its timeless charm, sense of community, and beautiful rural surroundings. Nestled among rolling farmland and quiet country lanes, it offers an authentic taste of Norfolk life, peaceful, unspoilt, and perfectly placed for exploring the region's finest attractions.

This picturesque village is defined by its traditional flint cottages, elegant period homes, and leafy verges, creating a setting that feels both historic and deeply welcoming. Life here moves at a gentler pace, with the sounds of birdsong and church bells marking the rhythm of each day.

Just a few miles away lies the Georgian market town of Holt — a cultural and social hub renowned for its independent shops, galleries, cafés, and fine dining. From artisan bakeries to stylish boutiques and antique emporiums, Holt embodies the best of Norfolk sophistication.

The stunning North Norfolk coastline is also within easy reach, with much-loved destinations such as Blakeney, Cley-next-the-Sea, and Wells-next-the-Sea offering breathtaking beaches, coastal paths, and wildlife reserves. Whether enjoying a walk along the salt marshes or a sunset by the harbour, the area's natural beauty is ever-present.

Sharrington perfectly balances country serenity with excellent access to nearby towns and the coast, a place where heritage, landscape, and lifestyle combine in effortless harmony.



Note from the Vendor



“Our favourite spot is sitting at the end of the garden, looking out over the fields beyond, it’s wonderfully peaceful and grounding.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Electric central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8834-1725-7000-0333-6206

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: ///counts.bypasses.ducks

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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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