



THE STORY OF

# Magpies

*Stiffkey, Norfolk*

SOWERBYS

S

THE STORY OF

# Magpies

17 Bridge Street, Stiffkey,  
NR23 1QP



Grade Two Listed

Beautifully Presented Cottage

Open-Plan Reception Areas Providing  
Sitting and Dining Room Space

Modernised Kitchen and Separate Utility Room

Shower Room

Two Double Bedrooms

Rear Gardens

Character Features Throughout

No Onward Chain



SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com



“A charming sanctuary with great access to the outdoors.”

It comes as no surprise that this property has been welcoming people inside over the course of its history.

It is a pretty example of a Grade Two listed, period cottage, retaining much of its original character, alongside its modernisation and refurbishment.

In addition to our vendors, holiday makers have enjoyed this cosy brick and flint cottage, where you are transported to a bygone era in the reception rooms,

with boarded floors, exposed red brick chimney breasts and the warming wood-burning stove.

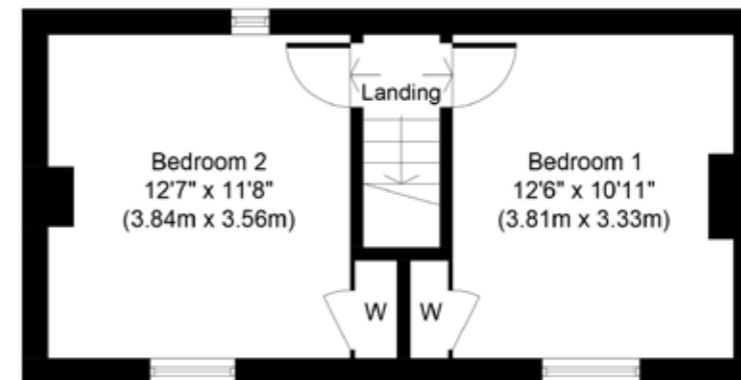
The kitchen provides a contemporary feel, with its fitted units, and the theme follows through to the utility room. The ground floor shower room allows for those times when humans and dogs venture home after a day at the beach, to a warming shower and a cosy snuggle up by the fireside.



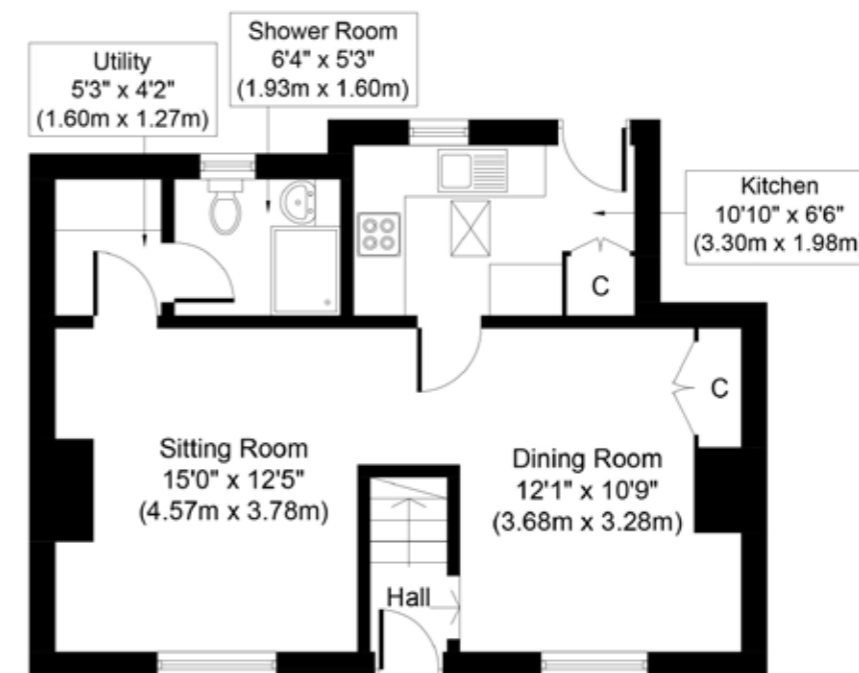
The cottage is perfect for a small family or couples, with generous two double bedrooms upstairs. And when the sun shines you can take to the outdoors in the rear garden and enjoy outside entertaining.

Magpies provides sanctuary, away from the hustle and bustle, but close enough to all that this wonderful location provides. Whether it's walking on the marshes, having a pint at the local pub, or a coffee at the village shop, there is much to enjoy for the next custodian of 'Magpies'.





**First Floor**  
Approximate Floor Area  
329 Sq. ft.  
(30.6 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
471 Sq. ft.  
(43.8 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 2022 | [www.houseviz.com](http://www.houseviz.com)



ALL THE REASONS

# Stiffkey

IN NORFOLK  
IS THE PLACE TO CALL HOME



Stiffkey, located between Wells and Blakeney, is one of the most picturesque villages on the north Norfolk coast. The

river Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and newsagents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

Just 4 miles away is the popular seaside town of Wells-next-the-Sea, which is set behind a small harbour on the beautiful North Norfolk Coast - its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys

and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat.

Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.



Note from Sowerbys



Wells-next-the-Sea

“With Wells-next-the-Sea being less than five miles away, this is the perfect holiday home.”

SOWERBYS



## SERVICES CONNECTED

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

## COUNCIL TAX

The property is currently unbanded due to being utilised as a holiday let.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## LOCATION

What3words: ///Funded.Crusaders.Shadowing

## AGENT'S NOTE

The neighbouring property has pedestrian access over the rear garden.  
The septic tank is shared cost responsibility with No. 15.

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



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