

THE STORY OF

Poppy Cottage

Stiffkey, Norfolk

SOWERBYS



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Poppy Cottage

78a Wells Road, Stiffkey,
NR23 1JA



One Bedroom, Brick and Flint Cottage

Sitting Room with Wood-Burning Stove

Private Courtyard Garden

Ideal Holiday Home

Within Walking Distance of River
Stiffkey, Coastline and Beaches



An attractive, single-storey brick and flint cottage, situated in a delightfully discrete setting in the ever-popular coastal village of Stiffkey.

This unique character cottage makes the perfect compact bolt hole, and is tucked away off the main coastal road yet within easy walking distance of the river Stiffkey, coastline, and beaches.

Currently run as a successful holiday let, Poppy Cottage is finished to a high standard throughout and offers a contemporary feel, whilst making the most of the original period features.

Relax in the cosy sitting room, listening to the crackle of the wood-burning stove, or cook up a treat in the fitted kitchen, overlooking the front aspect.

The dual aspect double bedroom enjoys french doors onto the sun terrace, a beautiful view to wake up to.

To the side of the property is a small private courtyard garden with paved sun terrace and ample space for a table and chairs, offering the perfect spot for relaxing and alfresco dining.

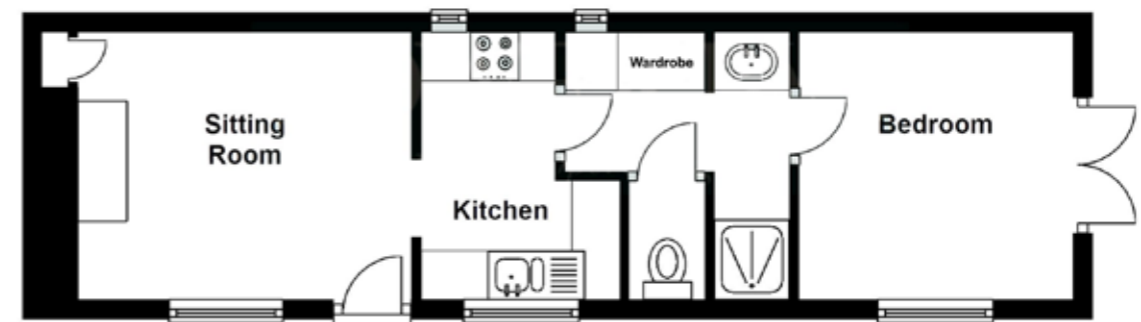
SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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Ground Floor



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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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 the Vendor



Burnham Overy Staithe

“The local area is naturally beautiful. We especially love to visit Burnham Overy Staithe and Stiffkey Marshes.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to shared septic tank. Heating via electric radiators.

COUNCIL TAX

Previously band A, but currently the property is under business rates.

ENERGY EFFICIENCY RATING

E. Ref:- 0034-2876-7460-9125-0745

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: ///purse.countries.cake

AGENT'S NOTE

There is pedestrian access across the neighbouring garden to the rear, but there are no rights of use for Poppy Cottage.

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



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