



THE STORY OF

19 Egmere Cottages

Egmere, Norfolk

SOWERBYS

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Egmere, Norfolk,
NR22 6AU

Pretty Brick and Flint Cottage

Modernised Kitchen/Breakfast Room

Sociably Square Sitting Room with Wood-Burner Stove

Conservatory

Ground Floor Bathroom

Three Bedrooms

First Floor Shower Room

Enclosed Garden and Ample Parking

Outbuilding/Games Room

Short Drive to Coast

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com



“Originally it would have been a Holkham Estate labourer’s cottage...it’s traditional, cosy and relaxing.”

Travelling to Wells-next-the-Sea on the dry road, so called as there no public houses on this route, Egmere cottages are found five minutes drive from the coast. Our vendors have found being away from the hustle and bustle of Wells, but close enough to pop in at any time, suits them as a family.

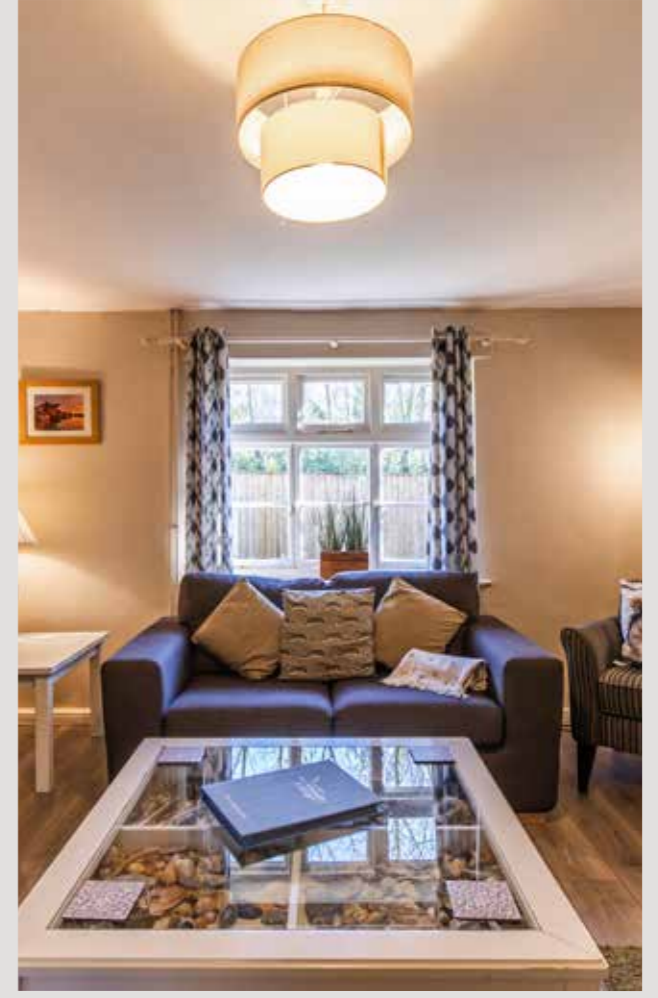
Originally the cottage would have housed an employee of the Holkham Estate. Built in a brick and flint style the property has undergone modernisation and is currently used as a holiday let, however our vendors spend as much time as they can here, using it as a second home. The ground floor accommodation provides a modernised kitchen, sociably square sitting room, with its cosy wood-burner

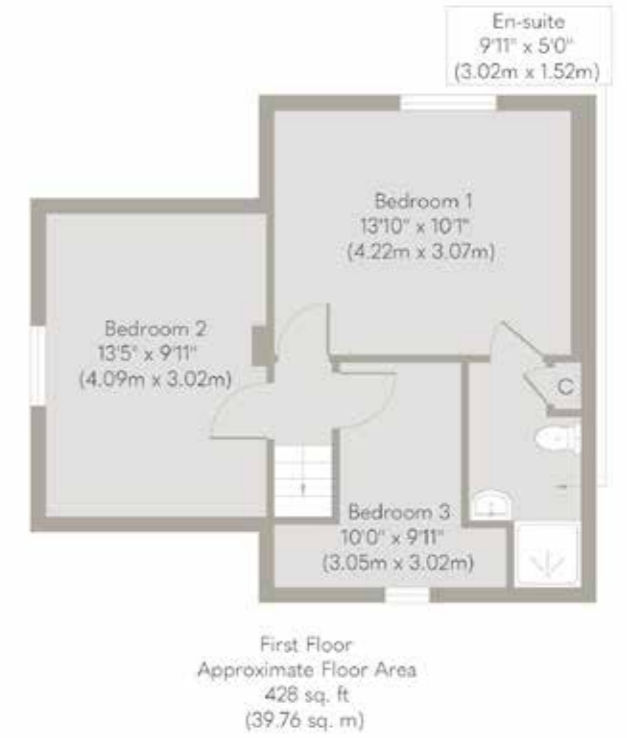
stove, and a conservatory with views over the garden, enjoyed in the summer.

The three bedrooms are served by the ground floor bathroom and a first floor shower room.

The garden has been much improved, making it safe for dogs and there is ample parking. There is also an outbuilding which provides a games room or den. Owning the cottage has given our vendors greater access to the outdoors, Brancaster beach being a favourite.

It is time for our vendors to leave what they see as their traditional, cosy and relaxing cottage and make way for a new custodian to create their own memories.





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.





ALL THE REASONS

Egmere

IN NORFOLK
IS THE PLACE TO CALL HOME



Egmere is a small rural hamlet, originally a medieval settlement, close to Wells-next-the-Sea and the pretty village of Walsingham.

Walsingham offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

Nearby is wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddle boarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-serviced with a primary and secondary schools, plus a GP surgery and library.



Note from the Vendor



Brancaster beach

“We love to explore Brancaster beach...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

The property is registered for business rates.

ENERGY EFFICIENCY RATING

E. Ref:- 2587-3036-1207-4454-4204

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: ///peachy.germinate.broth

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SOWERBYS



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