



THE STORY OF

Mole Cottage

Stiffkey, Norfolk

SOWERBYS

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24 Bridge Street, Stiffkey,
Norfolk, NR23 1QP



Stunning Grade II Listed Brick and Flint Cottage

Recently Refurbished and Renovated Throughout

Ideal Main or Second Home Residence

Contemporary Kitchen/Living Space

Cosy Sitting Room

Beautiful Principal Bedroom Suite to Ground Floor

Two Double Bedrooms and Two Luxury
Bathrooms to First Floor

Ample Parking to Driveway, Plus Garage

Extensive Grounds to Rear

No Upward Chain



SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com



“Quintessential English living.”

Holidays by the coast have been part of Mole Cottage's history. Family and friends have been able to enjoy the extensive programme of renovation and refurbishment which has been carried out over more recent times, ensuring the property can continue to be used for holidays, or as a main residence, especially for those multi-generational buyers for whom ground floor living and independent access are a must-have.

This stunning and immaculately presented property is well-situated in the popular village of Stiffkey, standing proud in its plot with extensive grounds. Parking is readily available on the walled driveway, and the addition of an electric charge point, to the front of the detached garage, is a nod to modern day living.

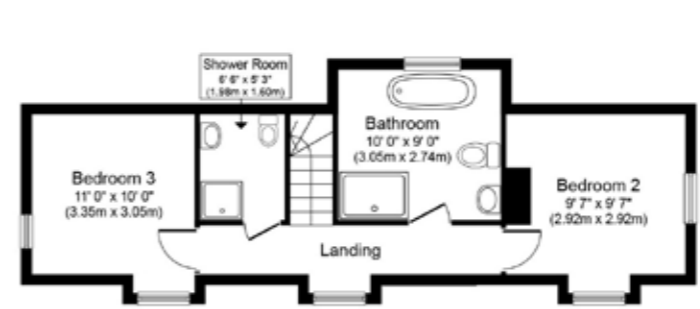


The renovation and refurbishment has been extensive and comfortably provides a fitted kitchen with freestanding appliances and a period style brick tiled floor. When the sun shines, open the french doors to the rear garden and the ground floor living space flows beautifully; come the chilly nights, snuggle down by the wood-burning stove for a cosier ambience.

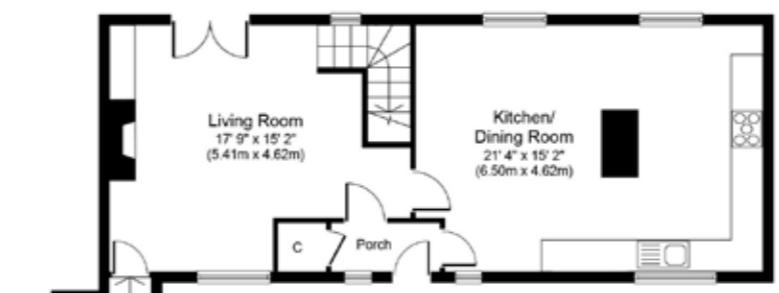
The single storey to the front of the cottage is ideal for multi-generational buyers, or simply to allow families holidaying together to have their own space. The independent access to the spacious principal suite, with its luxurious four piece bathroom, ensures the rest of the household are not disturbed.



Upstairs, the use of innovative interior decoration provides two pretty double bedrooms, to either end of the landing. One is served by its own shower room, and the other by yet another stunning, four piece bathroom, with its feature freestanding bath beckoning a luxuriating soak, after a day at the beach.



First Floor
Approximate Floor Area
430 sq. ft.
(40.0 sq. m.)



Ground Floor
Approximate Floor Area
1,019 sq. ft.
(94.7 sq. m.)



Garage
Approximate Floor Area
319 sq. ft.
(29.6 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.

The lawned garden is enclosed and, for those buyers looking for extra outdoor space, the gate to the rear of the garden leads to a grassed field, which overlooks the picturesque river valley. This is quintessential England, provoking thoughts of families at play, away from the hustle and bustle of every day life, enjoying the simpler things the outdoors provides.

There is much to discover in this unique cottage, and stories to tell as it continues its history with the next custodian.





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



Blakeney

“The seaside villages of the north Norfolk coast are all within easy reach.”

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SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required due to the property being Grade II Listed.

TENURE

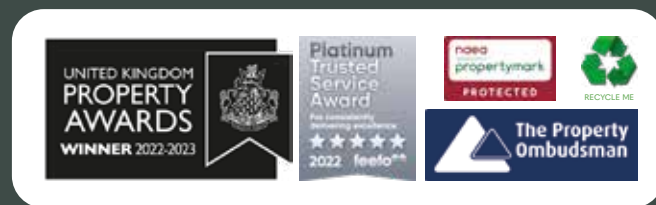
Freehold.

LOCATION

What3words: ///battling.wand.heartburn

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.

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