



THE STORY OF

Woodside

Stanhoe, Norfolk

SOWERBYS

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Woodside

Parsons Lane, Stanhoe, Norfolk
PE31 8QW

Detached Home

Three Double Bedrooms

Generous Living Space

South-Facing Patio

Private Road

Separate Detached Garage

Private Enclosed Garden

Traditional Brick and Flint Exterior

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“A home-from-home which has been a happy place to destress and relax in the peace of Norfolk.”

Set within what would be regarded as a very generous and private plot by today's standards, this attractive three bedroom home has settled perfectly into its surroundings.

On the ground floor the living and entertaining space is almost equally divided between a generous kitchen and dining room at the front. A sociable and practical island provides not only a place to prepare the evening meal, but also the ideal spot to lean against whilst enjoying a mid-morning coffee and catch up with friends.

Beyond this is the sitting room which, with its stylish and contemporary log burner, can be a welcoming and cosy room in the winter but come the summer, open up the south-facing french doors and it is equally a light and airy living room. In addition there is a snug or home office room which could double up as a fourth bedroom when you have extra guests to stay over.

Finally, the downstairs is completed with a utility and boot room which has its own door out to the side of the house, the natural day to day entry to Woodside and the perfect place to kick off muddy boots and let a wet or muddy dog dry out.



Upstairs there are three generous double bedrooms, the principal having a sumptuous en-suite with bath, shower cubicle, and double basins. The other two bedrooms share the family bathroom which has a bath and separate shower.

Outside and to the side of the house there is off-street parking for a couple of cars as well as a detached brick garage with ample space to accommodate the largest of SUVs, but more used to hosting kayaks, bicycles, a boat and the outdoor furniture during winter.

The garden to the rear is mostly laid to lawn with a patio area just of the sitting room and, whilst it is east-facing, it is fully open to the south so enjoys the summer sunshine throughout the day. It is also completely enclosed and very private so ideal for little ones, both two and four legged, to play safely.

Woodside has been a very much-loved home-from-home for the current owners as well as being a very popular and successful holiday let. Its peaceful setting and privacy has attracted repeat bookings from families and its short walk from the nationally acclaimed and award-winning village pub is the icing on the cake.





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



Stanhoe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced

produce. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgeford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, just four miles away from Stanhoe.

Eating out is a joy here with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills.

For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pockocks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.



Note from Sowerbys



“There’s so much lovely coast to enjoy nearby, including morning walks along Brancaster beach.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Broadband connection.

COUNCIL TAX

Band to be confirmed. Please see agent's note.

ENERGY EFFICIENCY RATING

D. Ref:- 4437-6528-2200-0238-9296

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: ///fixed.loyal.workbench

AGENT'S NOTE

This property is registered as a small business and, as such, does not pay council tax. However, before its council tax status was changed it had a D banding.

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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