



THE STORY OF

# Vine Cottage

*Stanhoe, Norfolk*

SOWERBYS



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# Vine Cottage

Stanhoe, Norfolk  
PE31 8QE

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Charming Victorian Cottage Full  
of Character and Warmth

Peaceful Location on the Southern  
Edge of the Village

Beautifully Presented Mid-Terrace Period Home

Cosy Sitting Room with Exposed  
Beams and Open Fireplace

Spacious Kitchen Dining Room  
with Contemporary Units

Two Well-Proportioned Bedrooms  
Across the First Floor

Generous Enclosed Rear Garden  
with Scope for Landscaping

South-Facing Front Garden Enjoying  
Wonderful Country Views

Off-Street Parking Potential to the Front

Ideal Permanent Home or Successful Holiday Let

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Peacefully situated on the village's southern edge, Vine Cottage is the perfect example of a charming period home. As the middle property in a delightful Victorian terrace of five cottages, originally built to house local farmworkers, Vine Cottage exudes character and warmth.

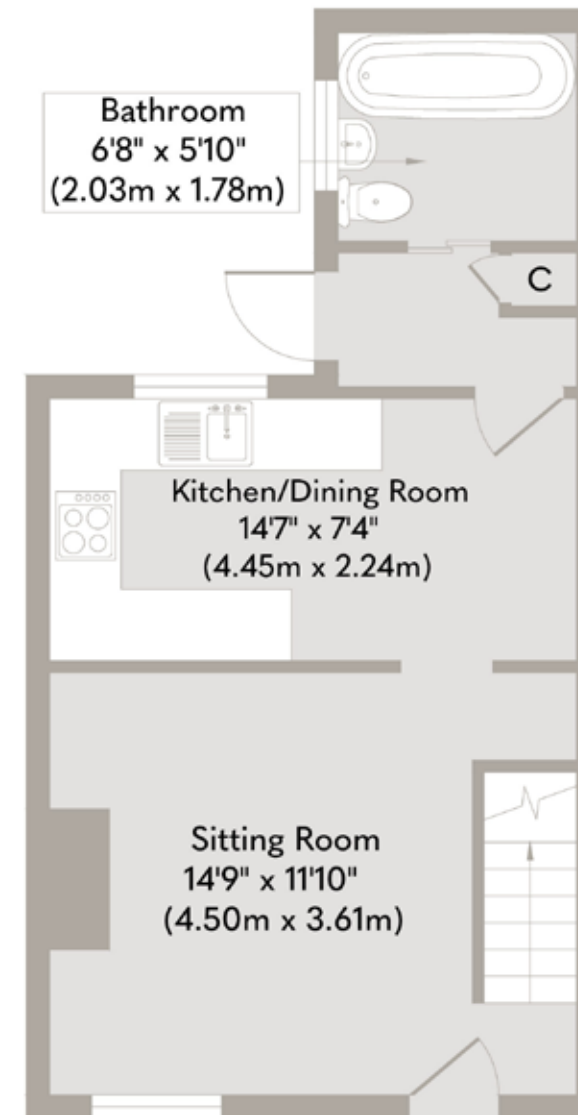
The sitting room at the front of the cottage is a cosy haven, featuring exposed beams and a central open fireplace, ideal for snuggling up after a bracing winter walk around the village. Moving towards the rear, you'll find a generously sized kitchen and dining area. Fitted with contemporary units and ample space for a dining table, this room seamlessly blends modern convenience with timeless charm. Beyond the kitchen is a hallway leading to the garden and a well-appointed bathroom and WC.

Unlike many cottages of its era, Vine Cottage benefits from a proper staircase rather than the traditional 'Norfolk Winder.' The first floor offers two versatile rooms. The first opens to the staircase like a mezzanine, which comfortably accommodates a double bed. This room provides access to the second bedroom, which is spacious enough for twin beds, making the layout ideal for families or guests.

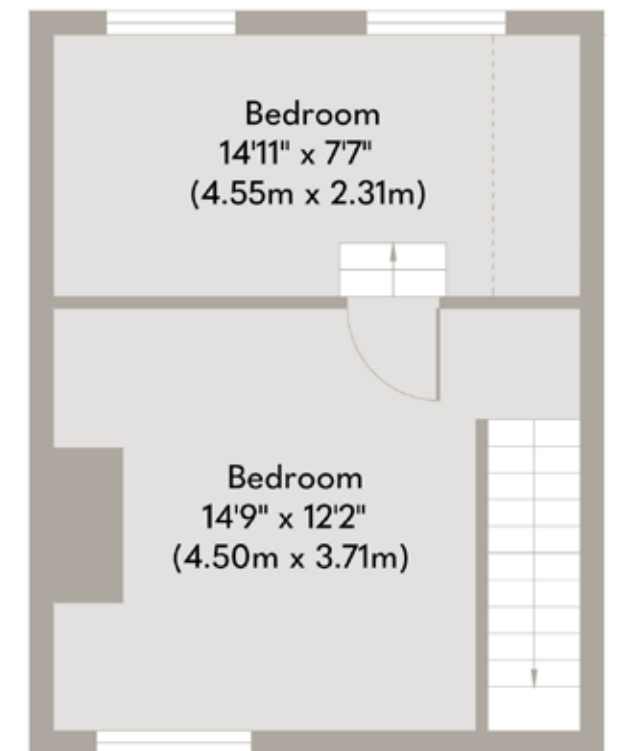
The rear garden is fully enclosed and impressively long. The current owners maintain the lawned area nearest the house, but there is plenty of potential for further landscaping. At the front there is ample private space for parking two cars.

Vine Cottage has served as a welcoming home away from home and as a popular holiday let. Its unassuming charm and inviting atmosphere have made it a favourite among guests, many of whom return year after year.





**Ground Floor**  
Approximate Floor Area  
356 sq. ft  
(33.07 sq. m)



**First Floor**  
Approximate Floor Area  
288 sq. ft  
(26.75 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.

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# Stanhoe

TRANQUIL VILLAGE CHARM WITH  
AWARD-WINNING LOCAL FLAVOURS

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.



*Note from Sowerbys*



“...a charming lawn offers stunning south-facing views of the surrounding countryside.”



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Full oil-fired central heating/hot water.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///dreamer.gems.onion

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# SOWERBYS

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— EST. NORFOLK 1989 —

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