







THE STORY OF

# Easter Cottage

1 Chapel Yard, Stanhoe, Norfolk  
PE31 8QQ

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Period Cottage

Two Double Bedrooms

Kitchen/Dining Room

Cosy Sitting Room

Log-Burner

Vaulted Ceilings

Upstairs Bathroom

Off-Street Parking

West-Facing Garden

Central Village Location

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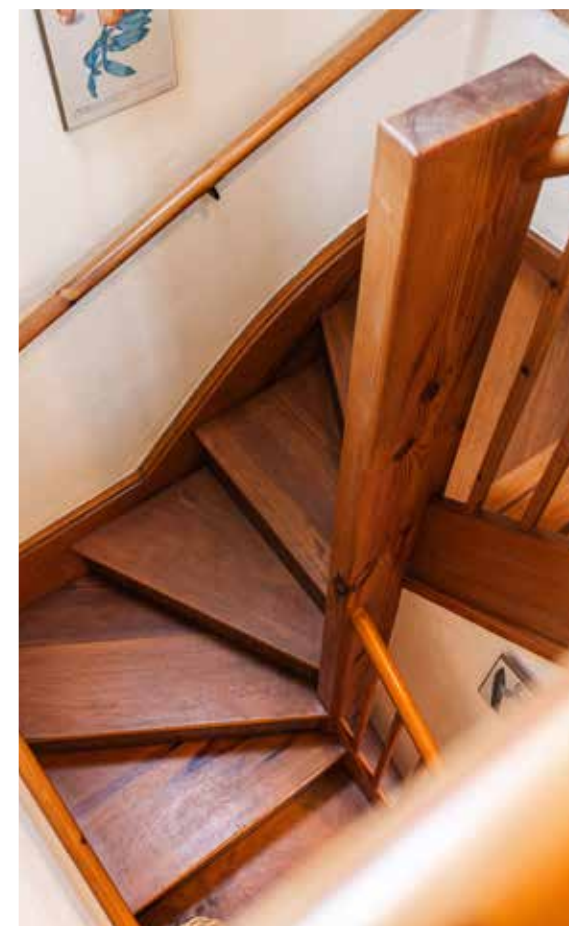
**SOWERBYS BURNHAM MARKET OFFICE**

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Nestled in the picturesque village of Stanhoe, this delightful period cottage exudes character and charm.

Offering a perfect blend of traditional features and comfortable space, the property is an ideal retreat for those seeking a peaceful village lifestyle. The heart of the home is the inviting eat-in kitchen, a lovely space for both cooking and casual dining. The cosy sitting room is perfect for relaxing, complete with a log-burner that adds warmth and character to the space, ideal for those chilly evenings.

Upstairs, you'll find two generously-sized double bedrooms, both featuring vaulted ceilings and exposed beams, adding a sense of space and rustic charm. Unusually for a period property the shared family bathroom is also on the first floor.

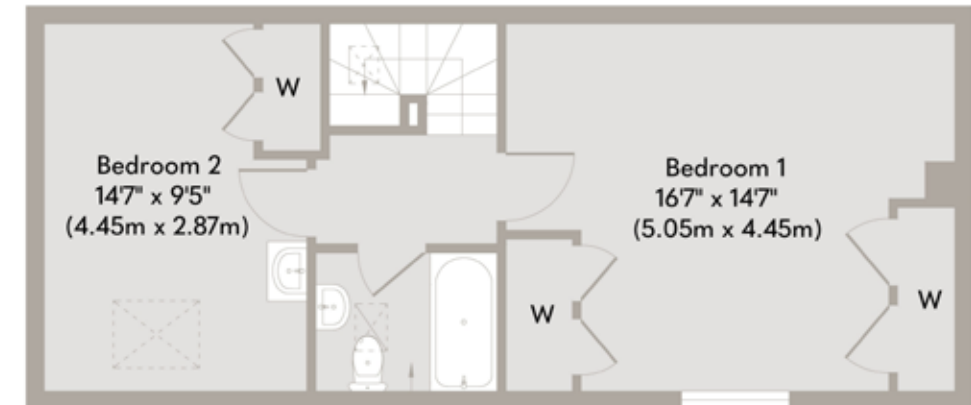
To the rear of the property, a small but private west-facing patio garden provides a tranquil outdoor space to enjoy the afternoon sun. At the front, off-street parking for one car adds convenience and practicality.

Easter Cottage offers the perfect opportunity to live in the heart of a charming village with easy access to local amenities and the surrounding countryside, whether you're looking for a full-time home or a cosy getaway.



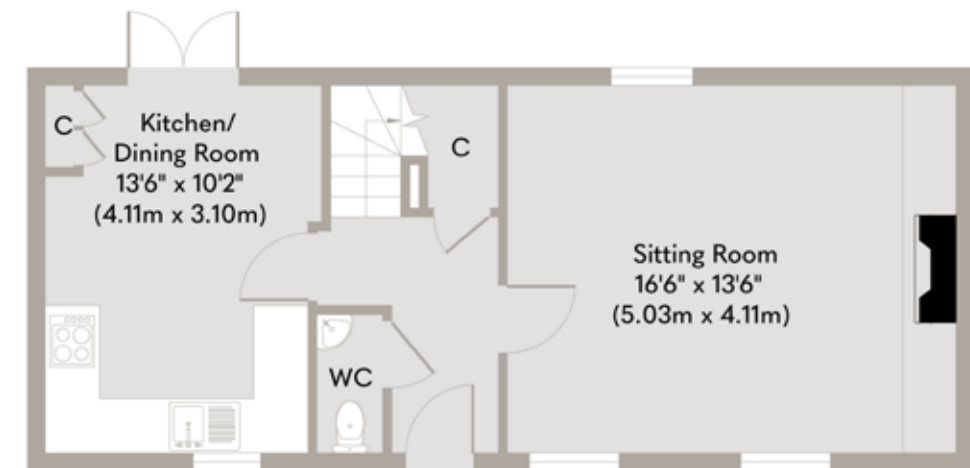






Bathroom

First Floor  
Approximate Floor Area  
452 sq. ft  
(42.00 sq. m)



Ground Floor  
Approximate Floor Area  
452 sq. ft  
(42.00 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, and Stanhoe Stores stocks a range of essentials as well as locally produced meats, cheeses, chutneys, chocolates, fresh breads and pastries. 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



Burnham Market is just four miles away

“...a charming village with easy access to local amenities and the surrounding countryside.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 2835-2024-0400-0982-9296

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: ///beaten.newsstand.glitz

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# SOWERBYS

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