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COAST & COUNTRY LIVING

Finer Details



Brick and Flint semi-detached cottage

2 bedroom

Country kitchen/diner

Sitting room with wood burner

Field views

Large patio area

Beautiful cottage garden

Village location

Close to the coast

Beautifully finished, Popular Farm Cottage is sure to appeal, situated in the highly sort after village of Baconsthorpe near the North Norfolk Coast and close to Holt with all its independent shops and restaurants there is undoubtedly a lot to do on your doorstep.

From its Brick and Flint exterior to its well-designed interior, It's clear that so much thought and love has been put into this home, which has an abundance of period features, including a wood burner and exposed beams and a beautiful walled cottage garden and patio area.

Entering Popular Farm Cottage, I'm immediately aware of how well-designed the property is, from the moment I walk in, I cannot help but be impressed by the standard of decor and attention to detail. Through the front door, I step into the sitting room; wooden floors stretch the length of the property, increasing the sense of space, whilst a wood burner with a wooden mantle is the main focus of this room, making this a cosy room to relax. There is a window to the front which allows lots of natural light to flood the room and as the central wall has been opened up creating an open plan kitchen dining area, this allows for extra light to flood into the property from front to back creating a great living space.





Moving along into the kitchen, which has been well thought out with a built-in cooker, good quality units and wooden worktops, there is space for all the white goods you would expect with views out over the patio area to the back of the property. The dining area is of good size with space for seating six people; this is a social space where many happy meals have been enjoyed. A door directly leads out onto the beautiful enclosed patio area.





From the sitting room, I climb the stairs to the Master bedroom, which has fantastic field views out over the front of the property. The bedroom is light and spacious with space for a wardrobe and chest of draws and has a really peaceful feel; the owner tells me how much she has enjoyed living here and I can see why.

Back out onto the landing and through to the good-sized bathroom with panelling and quality sanitary ware with roll-top bath with shower over.

The second bedroom is smaller in size, with a window overlooking the beautiful garden below, there is space for storage and is perfect as a guest room or Child's bedroom.







From the kitchen, a door opens onto a lovely patio area perfect for outside dining or hosting barbecues, this area is completely private with low-level walling enclosing one side of the patio and an outside brick-built shed for storage.

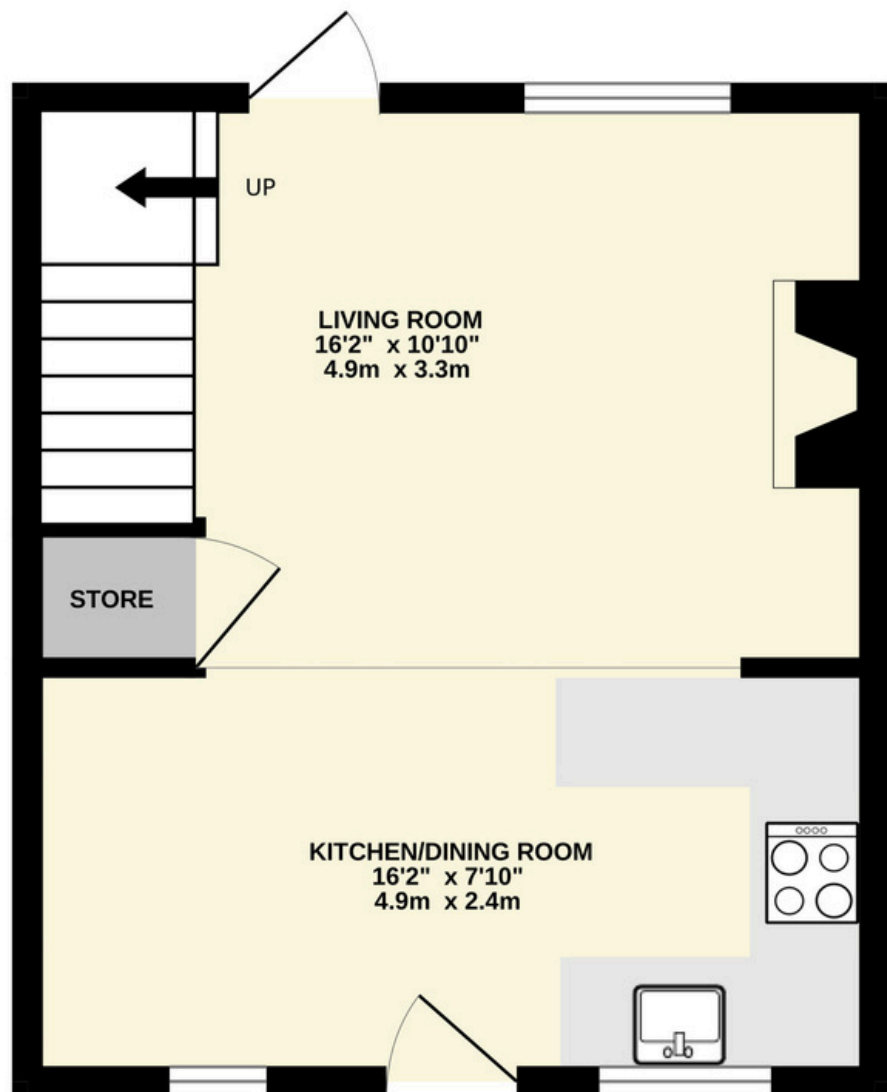
Leading on from the patio is a well-established cottage garden that features a grass area as well as a low-maintenance shingle area. The garden has a low-level flint wall offering privacy from the road and is screened with mature hedging from all other directions. There are mature plants and shrubs with plenty of space to develop further.



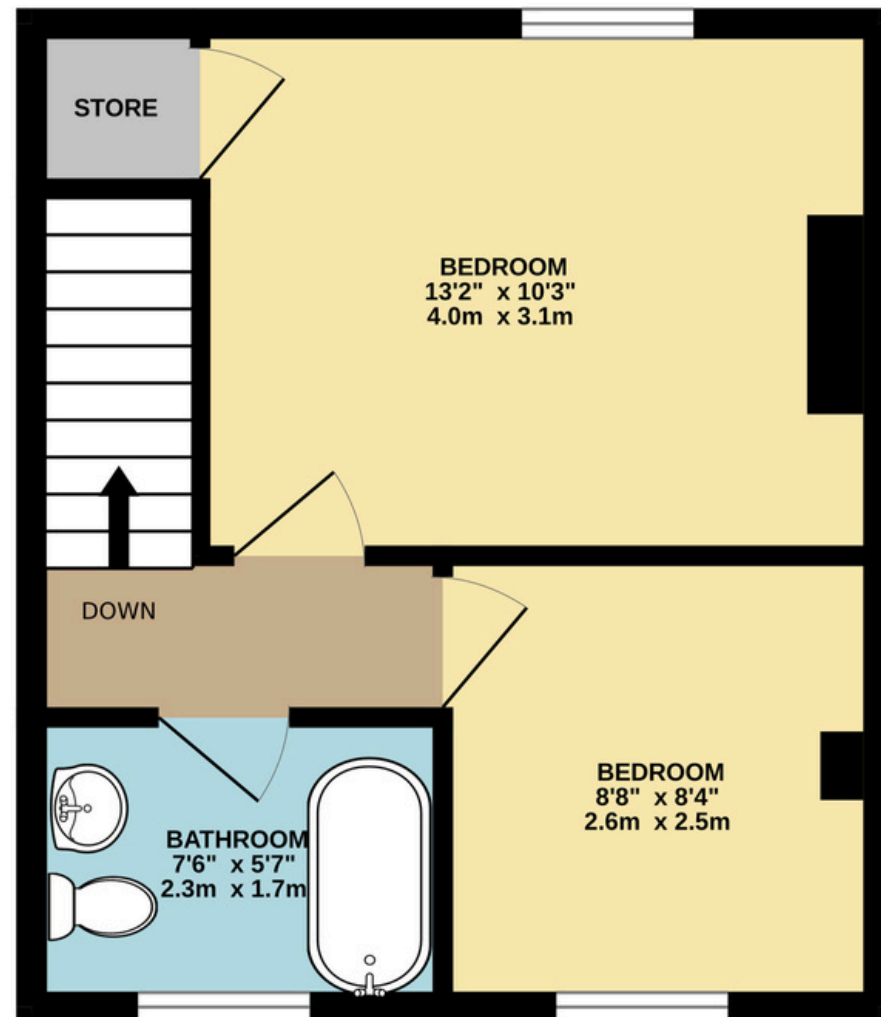




GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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