



Syamore Cottage, Thornage

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**Sycamore Cottage, The Street,
Thornage, Norfolk NR25 7QB**
Norwich 20 miles Holt 3 miles
North Norfolk Coast 4 miles

A traditional brick and flint character cottage with wonderful countryside views to the south facing rear aspect over the Glaven Valley. The property is a few minutes drive from the pretty Georgian town of Holt and North Norfolk's Heritage coastline.

GUIDE PRICE £460,000



The Property

The property offered for sale is a traditional brick and flint under a pantile roof Norfolk cottage. situated in this most sought after conservation village convenient for Holt and the beautiful North Norfolk Heritage coastline. A particular feature of the property are the views to the rear aspect over the adjoining Stody Estate and the Glaven Valley. The well appointed and spacious accommodation briefly comprises of entrance hall, sitting room with a wood burner, a well fitted out kitchen. Utility room and a cloakroom. On the first floor a landing leads to four bedrooms (master-ensuite) and a family bathroom. The property also enjoys oil fired central heating and double glazing. Outside there is off street parking, double garaging and a south facing rear garden.

Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. After around 50 yards you will find Sycamore Cottage on your left hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Hall

Tiled floor and fitted cupboard.

Sitting Room (20' x 15'10)

Red brick fireplace, with pamment hearth and Bressumer wood beam, housing a wood burner. Radiator. Door to rear garden.

Kitchen/Diner (18'3 x 10')

Fitted range of base units with wooden work surfaces over. Fitted dishwasher. Double oven and surface hob. One and half bowl sink unit with mixer tap. Range of matching wall units with lighting under. Staircase to first floor. Radiator. Tiled floor.

Dining Room (17'5 x 10'3)

Red brick fireplace with a pamment hearth housing a wood burner. Radiator.

Utility Room (11'2 x 5'5)

Fitted work surface, plumbing for automatic washing machine, fitted cupboard, fitted shelving. Coat pegs. Radiator.

Cloakroom

W.C. Washbasin, night storage radiator. Heated towel rail. Wall mounted oil fired boiler for central heating and domestic hot water.

First Floor

Landing

Radiator, airing cupboard with factory lagged tank and shelving.

Bedroom One (16'5 x 12'6)

Fitted wardrobes, radiator. Views over the rear garden to the Glaven Valley and beyond.

En suite

Fitted shower cubicle with shower, washbasin, W.C., radiator.

Bedroom Two (10'2 x 9'2)

Radiator.

Bedroom Three (11' x 10')

Radiator. Period cast iron fireplace.

Bedroom Four (10' x 6'1)

Radiator.

Bathroom

Rolled top bath with claw feet and Victorian style mixer tap with shower attachment. Pedestal washbasin. W.C. Heated towel rail. Half tiled walls.

Curtilage

The property is approached over a shingled driveway providing off street parking and leading to a covered car port and a brick and tile garage (22'2 x 16'5) with two up and over doors, electric power and light. All of the garden is to the rear of the cottage and is south facing. This comprises a patio area directly behind the property, a lawned garden with various inset flower and shrub beds, a wooden summer house with views over the rear aspect and a storage cupboard. The garden is enclosed by a mixture of hedging and wooden fencing.



General Information

Tenure: Freehold.

Services: Mains water and electricity. Drainage is via a septic tank.

Council Tax Band: D (2023/24 – £2016.83)

Local Authority: North Norfolk District Council: tel, 01263 513811.

Energy Performance Certificate: To be confirmed.

Viewing: Strictly via the sole agent, Pointens Estate Agents. Telephone 01263 711880.

Ref: H313159.

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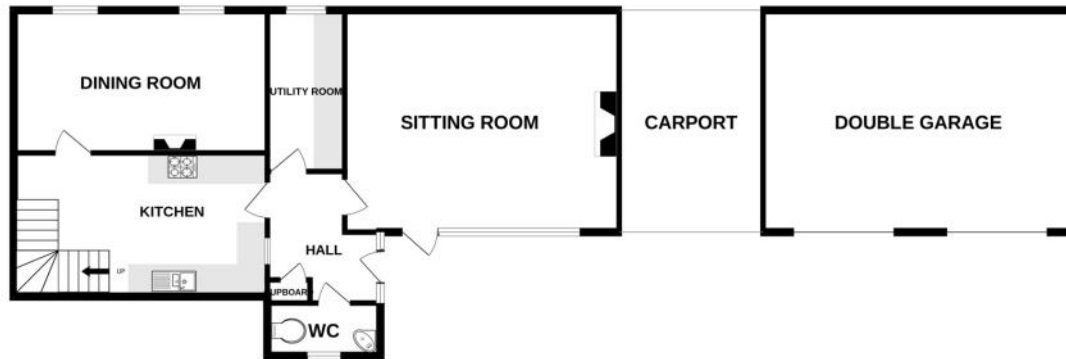
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GROUND FLOOR



1ST FLOOR



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