

abbot**Fox**  
Bespoke.





Yarmouth Road, North Walsham  
*Guide Price £350,000*

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**













## THE DETAIL\_\_\_\_\_

abbotFox Bespoke presents this charming grade II listed cottage. Occupying a prime, secluded position on one of North Walsham's most desirable roads, this charming home offers a rare blend of period character, modern convenience and potential. Behind its handsome façade lies a thoughtfully arranged interior, offering generously proportioned bedrooms to complement the living accommodation on the ground floor.

The ground floor welcomes with a light-filled entrance hall, leading to a cosy sitting room, whilst the re-fitted kitchen opens onto a light filled dining area.

Upstairs, the bedrooms continue to offer space and light, with three double bedrooms and a family bathroom accessed off the generous landing, which doubles as a reading area for the current owners.

Externally, the stunning mature gardens offer a high degree of privacy, with the property benefitting from off road parking accessed off Thirlby Road. The property further benefits from a generous outbuilding which is prime for conversion to offer additional annexe accommodation or could create income generation, with conversion to a holiday home.

Located within easy reach of North Walsham's thriving market town centre, the train station, and a short drive from the North Norfolk coast, this is a home that offers lifestyle and location in equal measure.

A rare opportunity to create something truly special, an internal viewing comes highly recommended.

GUIDE PRICE: £350,000 - £375,000









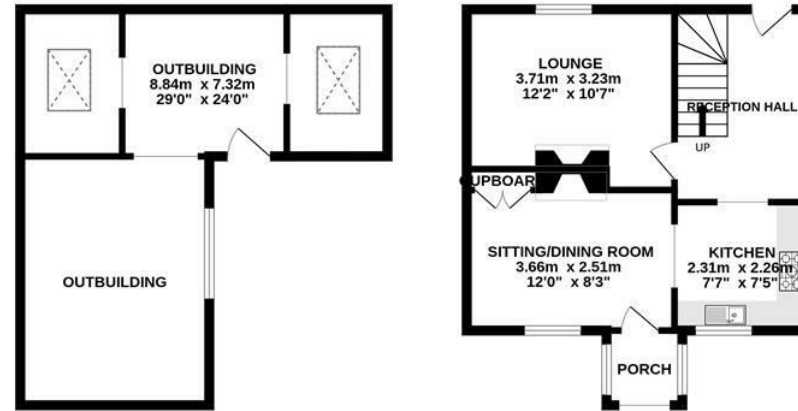


## THE HIGHLIGHTS\_\_

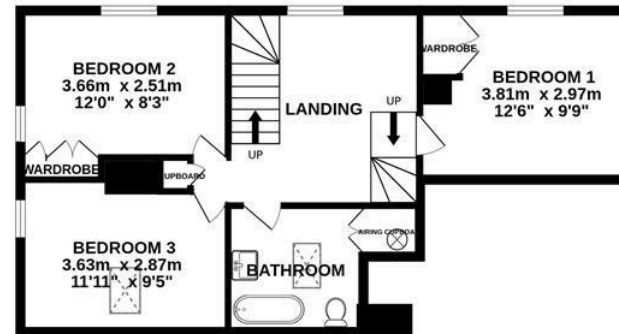
- Grade II listed cottage
- Three double bedrooms
- Potential annexe or holiday let accommodation (STNC)
- Secluded yet convenient location
- Off road parking
- Stunning mature gardens
- Sellers have found
- Viewing advised
- GUIDE PRICE: £350,000 - £375,000



## GROUND FLOOR



## 1ST FLOOR



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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*Let's talk*

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EPC RATING -

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