



## FARM COTTAGE

The Street, Sharrington, Norfolk, NR24 2AB  
Guide Price £635,000

**BROWN & CO**  
COCKERTONS



# FARM COTTAGE

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## DESCRIPTION

Farm Cottage is a charming brick and flint pantiled cottage situated in a delightful semi-rural location to the south-west of Holt.

The main cottage offers two reception rooms, three bedrooms and boasts a wealth of character features including exposed beams, feature brick walls and fireplaces. The current owners have extensively modernised the property to include new deluxe kitchen, wood burner and pellet stove, new electric boiler, radiators and double glazed windows throughout. The property benefits from a detached one bedroom annexe within the grounds with shower room and underfloor heating and offers extremely flexible accommodation.

Farm Cottage is approached via a gravelled driveway providing ample off road parking. The delightful, mature private garden grounds are a wonderful feature of this property with a working well, lawned and sunny terraced areas and enjoy uninterrupted views over open countryside.

## LOCATION

Sharrington is a pretty Conservation Area village with a well used and thriving village hall at one end and a parish church at the opposite end of the village.

The Georgian town of Holt is situated 3 miles away, a fine county town that has been well preserved and has an attractive range of boutique shops, cafes and restaurants as well as Gresham's Public School.

The north Norfolk coast offers superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is situated 24 miles away. There are trains to London Liverpool Street while Norwich Airport is a convenient worldwide gateway via Schiphol Airport.





## SPECIFICATION

- Detached Brick & Flint Cottage
- Detached One Bedroom Annexe
- Situated in a pretty Village Location
- Ample Off Road Parking with EV Charger
- Mature Garden Grounds
- Uninterrupted views over Open Countryside
- A wealth of Character Features
- Exposed beams, feature brick walls & fireplaces
- Wood Burner & Pellet Stove
- Two Reception Rooms
- Kitchen
- Bathroom
- Three Bedrooms
- Double Glazing throughout
- Extremely Flexible Accommodation
- Modernised throughout by the Current Owners



## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





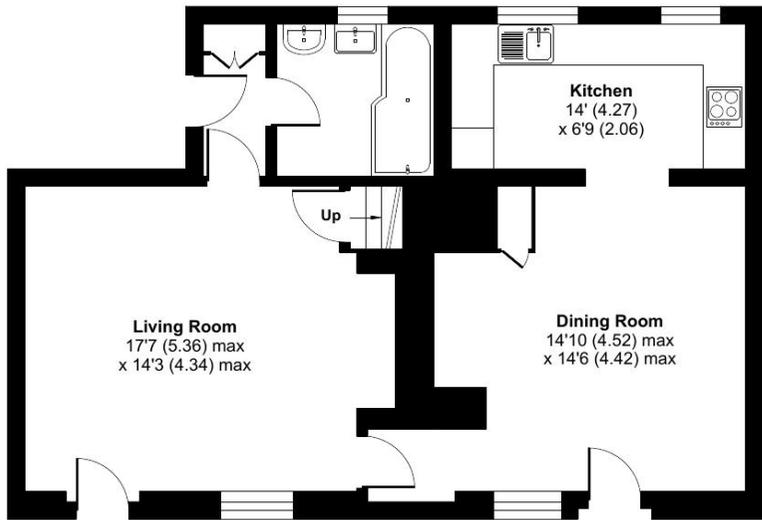
# The Street, Sharrington, Melton Constable, NR24

Approximate Area = 1231 sq ft / 114.3 sq m

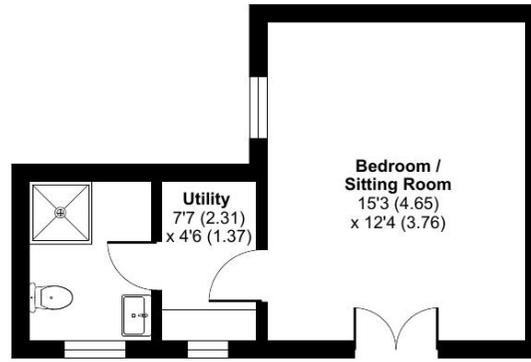
Annexe = 276 sq ft / 25.6 sq m

Total = 1507 sq ft / 139.9 sq m

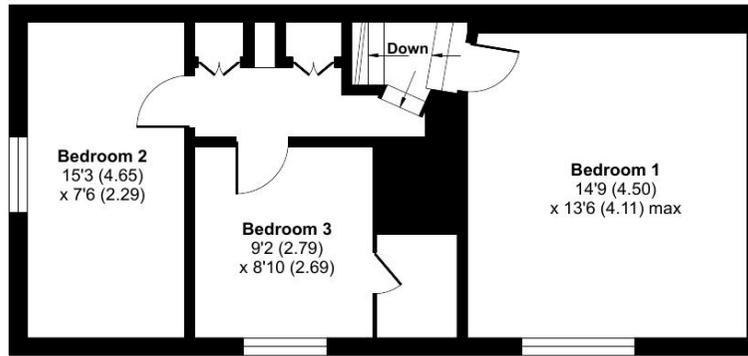
For identification only - Not to scale



GROUND FLOOR



ANNEXE



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1120510

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