



Introducing
Flint Cottage
Fring

SOWERBYS

Located in the heart of the village of Fring, Flint House exudes charm and tranquillity. This delightful cottage offers a perfect blend of modern comfort and traditional character. As you approach Flint Cottage, you will immediately appreciate its picturesque setting, with views stretching across fields to the rear.

The spacious sitting room beckons with its generous proportions, offering ample room for relaxation and even a small breakfast area, all centred around a brick fireplace that adds warmth and character.

The kitchen is modern, featuring a built-in slimline dishwasher for added convenience. Adjacent to the kitchen, a practical utility space houses the boiler. A modern downstairs bathroom completes the ground floor accommodation, adding to the property's practicality and comfort.

Upstairs, there are three well-proportioned bedrooms and a conveniently located shower room ensures that morning routines run smoothly for the whole household.

Outside, Flint Cottage continues to impress with the outdoor spaces. A patio area provides the perfect spot for soaking up the sunshine, while a lush lawned area overlooks the sprawling fields beyond. Nature enthusiasts will delight in the abundance of wildlife, from graceful owls to bounding hares and pheasants. The front garden is enclosed by a characterful brick and flint wall, adding to the property's timeless appeal, while a spacious gravel driveway offers parking for several vehicles, ensuring convenience for residents and guests alike.

In summary, Flint Cottage presents a rare opportunity to embrace the quintessential charm of village life, with modern comforts and breath-taking surroundings to enjoy.

Available now on an initial 12 month tenancy.

FRING

Looking to live the idyllic Norfolk village life? Fring is a small rural village located in the heart of west Norfolk within easy access of the beautiful north Norfolk coast.

Just seven miles from the sea, yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt, and of course the neighbouring village of Docking.

Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-serviced, Docking also has a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why this area in Norfolk is such a popular spot.

AGENTS NOTES

No Pets

Unfurnished

Available Now

Oil Central Heating

12 Month Initial Tenancy

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. 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.

LOCATION

What3Words: [///fruits.indulges.urban](https://www.what3words.com/#!/fruits.indulges.urban)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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