



Introducing
The Street, Baconsthorpe

SOWERBYS

Showcasing a wealth of character throughout, Rambler Cottage is a beautiful four-bedroom brick & flint property enjoying a central location within the tranquil Baconsthorpe Village. Boasting the upmost versatility, this generous family home in brief comprises three double bedrooms with a further single room, a high specification modern fitted kitchen, a formal dining room, cosy sitting room, bathroom and a ground floor cloakroom. The property is available September 30th on an initial 12-month tenancy.

Upon arrival to Rambler Cottage, prospective tenants are welcomed into an entrance porch which leads to the ground floor accommodation. The high specification modern fitted kitchen features a wealth of both cupboard/worktop units and enjoys an aspect of the private enclosed garden. The kitchen is offered with an integral electric oven, hob, fridge freezer and a floor level heater.

Neighbouring the kitchen, prospective tenants will find the formal dining room which complete with an operational fireplace, really lends itself perfectly for entertainment and reception throughout all times of the day. Accessible from the dining room is a larder cupboard in addition to a cloakroom with wash basin & WC in addition to a washing machine. Completing the ground floor accommodation within Rambler Cottage, the cosy sitting room boasts impressive dimensions for all traditional contents/furnishings and is home to a multi fuel burner, ready to provide an ambient heat amongst the upcoming winter evenings.

Stairs from the sitting room lead to the first-floor accommodation which is where prospective tenants will find the four bedrooms and the family bathroom.

The principal bedroom within the cottage is a spacious double room allowing for all traditional contents and furnishings. The second bedroom is another comfortable double room again boasting versatile dimensions.

The third double bedroom, bathed in natural light is located to the rear of the property and enjoys an aspect out over the private rear enclosed garden. The fourth bedroom is a generous single room which could alternatively be utilised as an office/study for those working from home.

Complimenting the bedrooms is the family bathroom comprising a shower over bath, wash basin, WC and a heated towel rail.

The gravel driveway provides parking for one vehicle in addition to ample on street parking close by. The private rear enclosed garden features a raised patio terraced, a generous lawned area which is boarded with an array of mature shrubbery.

BACONSTHORPE

The village of Baconsthorpe is surrounded by unspoilt countryside, situated approximately four miles east of Holt and a short distance from the North Norfolk Coast. It is one of the few places in the county where a census before 1841 containing names survives. It is here that the ruins of Baconsthorpe Castle can be found, which date back to the early 15th century. Holt is one of the most attractive small towns in Norfolk with the main street lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3Words: ///milkman.bracelet.shortcuts

AGENTS NOTES

No Smoking

Part Furnished

Oil Central Heating

Pets By Negotiation

12 Month Initial Tenancy

Available September 30th 2025



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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