



Introducing
13 The Street,
Houghton

SOWERBYS

Upon arrival to the cottage, prospective tenants are immediately welcomed in to the cosy sitting room. Boasting versatile dimensions for all traditional furnishings, the sitting room is perfect for relaxing amongst the upcoming Autumnal months. Beyond the sitting room, the newly installed modern fitted kitchen, home to an abundance of both cupboard and worktop units is ideal for those looking to display their culinary skills. Offered with an integral electric oven/hob, the kitchen has space for a fridge freezer. Separate from the kitchen, prospective tenants will find a utility room which offers space for a washing machine. Completing the ground floor accommodation is a cloakroom comprising a shower, wash basin, WC and a heated towel rail.

Stairs located in the sitting room lead prospective tenants to the first floor bedroom and bathroom accommodation.

The principal bedroom is an extensive double with ample space for all desired furnishings. The second bedroom, a smaller double room again enjoys an aspect out over the private enclosed garden and could be utilised as an office/study for those working remotely. Complimenting the bedrooms is a dual accessible bathroom featuring a bath tub, wash basin and WC.

Externally, the property benefits from ample on street parking to the front. The private rear enclosed garden features a low maintenance lawn, a patio area and a brick built outhouse with electric supply.

The cottage is available now on an initial 12 month tenancy.

HOUGHTON

Nestled in the heart of North Norfolk, Houghton is a peaceful rural village best known for the magnificent Houghton Hall - one of Britain's finest Palladian houses, built for Britain's first Prime Minister, Sir Robert Walpole.

The hall, with its renowned art collection, contemporary sculpture park, and beautifully landscaped grounds, draws visitors from near and far and is a focal point of village life. Surrounded by rolling countryside and farmland, Houghton offers a tranquil setting with easy access to nearby towns such as Fakenham and Burnham Market, both providing an excellent range of shops, eateries, and amenities. The village itself enjoys a strong sense of community, and its rural charm makes it ideal for those seeking a slower pace of life in an area rich in history and natural beauty.

With the North Norfolk coast and its wide sandy beaches just a short drive away, Houghton combines peaceful country living with proximity to some of the region's most celebrated landscapes and attractions.

AGENTS NOTE

Available now.

Pets by negotiation.

Unfurnished property.

12 month initial tenancy.

Solid fuel heating (biomass boiler).

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed. 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: [///hazel.climbing.sparkle](https://www.what3words.com/?w3w=///hazel.climbing.sparkle)



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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