



Introducing
Oak Cottage, High Street

SOWERBYS

Upon arrival to the cottage, prospective tenants are immediately welcomed in to the contemporary kitchen. Home to a wealth of both cupboard and worktop units, the fully equipped fitted kitchen is ideal for those looking to display their culinary skills. Beyond the kitchen, prospective tenants will find the main bathroom comprising a shower over bath, wash basin and WC.

Bathed in natural sunlight, the cosy sitting room complete with operational wood burner provides the perfect spot for relaxing amongst the upcoming winter months after a day of exploring the nearby enchanting coastline. The reception space is extended further in the form of a dining room which lends itself for both entertainment and reception throughout all times of the day. Completing the ground floor accommodation is a snug which could alternatively be utilised as an office/study for those working remotely.

Stairs located in the snug lead to the first floor bedroom accommodation.

The primary bedroom within the cottage is an extensive double room boasting versatile dimensions for all desired furnishings. The second bedroom is another generous double room again providing space for all traditional contents.

Externally, the cottage benefits from a shared neighbouring gravel driveway providing parking for one vehicle. The private rear enclosed garden features a low maintenance lawn, a patio area, outhouse and an array of mature shrubbery.

Available 5th December on an initial 12 month tenancy.

THORNHAM

Thornham is a picturesque village of traditional Norfolk properties on the coast between Hunstanton (5 miles) and Burnham Market (8 miles). The village is renowned for its sandy beaches, long walks and the marshland bird reserve. It has a small harbour, three pub restaurants, a delicatessen/cafe, farm shop with the Yurt Restaurant and designer boutiques, church and hairdressers. The Lifeboat Inn is said to have been a haven for smugglers in the 16th century. The Royal West Norfolk Golf Club is 3 miles away at Brancaster. King's Lynn, 20 miles, has a main line rail link to London via Cambridge.

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: [///statement.cobras.magic](https://www.what3words.com/statement.cobras.magic)

AGENT'S NOTES

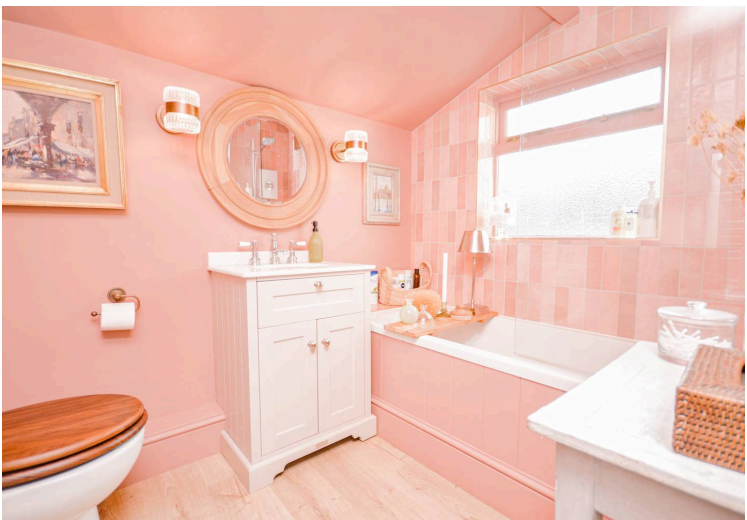
Unfurnished

Oil Central Heating

Pets By Negotiation

Available 5th December

12 Month Initial Tenancy



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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