



Introducing
Crossdale Street
Northrepps

SOWERBYS

Upon arrival to the cottage, prospective tenants are immediately welcomed in to an entrance hall leading to the well appointed ground floor accommodation. Home to an abundance of both cupboard and worktop units, the country style fitted kitchen, with space for all traditional white goods, is perfect for those looking to display their culinary skills. Bathed in natural light, the cosy sitting room, complete with operational wood burner, provides an ideal spot for relaxing throughout all times of the day.

The reception space is extended further in the form of a dining room which lends itself for entertainment throughout all times of the day. Completing the ground floor accommodation is a bathroom comprising a shower over bath, wash basin and WC. Stairs located in the dining room lead prospective tenants to the first floor bedroom accommodation.

The primary bedroom within the cottage is an extensive double room enjoying a picturesque countryside aspect. Both the second and third bedrooms are comfortable double rooms allowing for all traditional furnishings.

Externally, the property benefits from a neighbouring gravel driveway providing parking for up to three vehicles. The private enclosed garden features a generous patio area, a timber structure storage shed, low maintenance lawns and an array of mature shrubbery.

Available now on an initial 12 month tenancy.

NORTHPREPPS

Northrepps is a delightful and highly sought-after village, perfectly positioned amidst glorious open countryside yet just a couple of miles from the stunning North Norfolk coastline. Brimming with charm and character, it offers a true sense of community and an idyllic pace of life, while remaining wonderfully connected to nearby towns and the city of Norwich.

At the heart of the village is a welcoming and close-knit community, with amenities that make day-to-day living a pleasure. Northrepps is home to a well-regarded primary school, a beautiful 15th-century church, and the much-loved Foundry Arms - a traditional village pub known for its friendly atmosphere, excellent food, and local ales. The vibrant village hall hosts regular events, from coffee mornings and quiz nights to seasonal fairs.

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For those who like to explore a little further, the charming seaside town of Cromer is just a short drive away, offering a range of shops, cafés, and its iconic pier. The city of Norwich lies around 22 miles to the south, where you can enjoy a dynamic mix of history, culture, and modern living - from its cobbled Lanes and award-winning eateries to its vibrant shopping and arts scene.

Northrepps truly captures the essence of Norfolk living - peaceful, picturesque, and full of heart.

COUNCIL TAX

Band D.

LOCATION

What3Words - [///youths.misty.stow](https://www.what3words.com/youths.misty.stow)

AGENT'S NOTES

No Pets

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

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.



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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