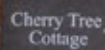




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Cherry Tree
Cottage

THE STORY OF

Cherry Tree Cottage

Northrepps, Norfolk

SOWERBYS



THE STORY OF

Cherry Tree Cottage

Northrepps, Norfolk
NR27 0LF

Individually Designed and Built
Detached Family Home

Desirable Village Location in Northrepps

Exceptional Open-Plan Kitchen,
Dining and Reception Space

Separate Formal Sitting Room

Ground Floor Bedroom and Shower Room

Three Spacious First-Floor Bedrooms,
all with En-Suite Bathrooms

Principal Suite with Dedicated Dressing Area

Detached Home Office with
Kitchenette and Bathroom

Separate Garden Gym Building

Generous Gardens, Raised Patio, Pond
and Ample Off-Road Parking

SOWERBYS DEREHAM OFFICE

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Situated within the village of Northrepps, this unique residence combines impressive proportions, modern family living and excellent entertaining space.

At the heart of the home is a stunning open-plan kitchen, dining and reception area, creating a superb social hub for everyday family life and entertaining alike. Complementing this is a separate formal sitting room, providing a cosy retreat for quieter evenings. The ground floor also benefits from a useful utility room, shower room and a versatile bedroom, ideal for guests, multi-generational living or those requiring single-level accommodation.

The first floor offers three substantial double bedrooms, each enjoying the luxury of its own en-suite bathroom. The impressive principal suite further benefits from a dedicated dressing area, creating a private and indulgent sanctuary.

Outside, the property continues to impress. A detached home office, complete with kitchenette and bathroom facilities, provides the perfect space for home working, guest accommodation or a variety of other uses. A separate garden gym building adds further versatility.

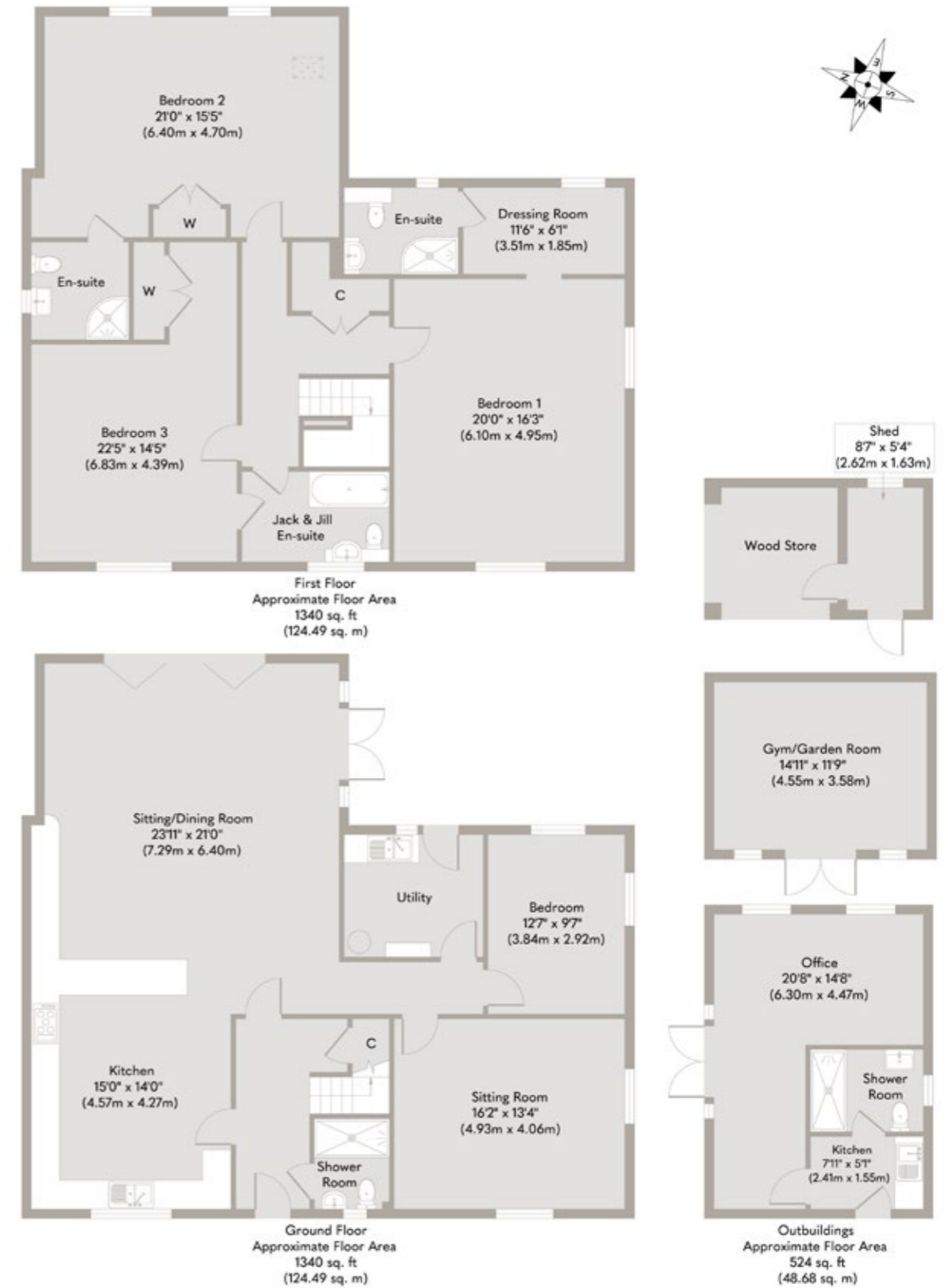
To the front, ample off-road parking is available, while the generous rear garden has been thoughtfully landscaped to include a raised patio area, pond and productive vegetable beds, creating an attractive and private outdoor environment for all the family to enjoy.

Offering space, flexibility and quality in equal measure, Cherry Tree Cottage represents a rare opportunity to acquire a distinctive family home in one of North Norfolk's most desirable villages.





We love walking over the lane and up to the top of the hill to take in the sea views, before continuing on for a peaceful stroll along the beach.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Northrepps

CHARMING COUNTRYSIDE
COMMUNITY NEAR THE COAST

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, ensuring there's always something to bring everyone together.

Surrounded by scenic walks and peaceful lanes, Northrepps is a haven for those who enjoy the outdoors. The nearby beaches at Overstrand and Cromer offer wonderful days by the sea, while the surrounding countryside is perfect for cycling, rambling, or simply soaking up the tranquillity of rural Norfolk life.

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.



Note from the Vendor



“We love opening the bi-fold doors onto the south-facing garden and enjoying the view from the patio across the gardens.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating and solar PV panels.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

A. Ref:- 0340-3025-6090-2327-4405

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.

TENURE

Freehold.

LOCATION

What3words: ///monkeys.those.clinking

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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