



## FORGET ME NOT COTTAGE

Thorpe Road, Southrepps, Norfolk, NR11 8NG  
Guide Price £650,000

**BROWN & CO**



# FORGET ME NOT COTTAGE

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## DESCRIPTION

Forget Me Not Cottage is an attractive, brick and flint detached cottage situated on the outskirts of Southrepps village. The dining room has French doors out to the rear garden. The kitchen is shaker style and benefits from an island unit, wooden worktops, a butler sink, a range oven with five ring ceramic hob and integrated dishwasher, washing machine and full-height fridge & freezer. Also off the hall is the sitting room with an exposed beam and a brick fireplace surround, woodburning stove and windows to the side with French doors leading out to the patio area. The ground floor double bedroom has a window to the side, an exposed flint wall and French doors leading out to the patio and garden beyond. The ground floor shower room is directly opposite the bedroom.

Upstairs, off the landing are four further bedrooms, a family bathroom and principal ensuite. The principal bedroom overlooks the garden and has an ensuite with walk in shower, hand wash basin and wc. The two middle bedrooms are of good proportion with room for a double bed and have views over the garden. The fourth bedroom at the far end of the landing with dual aspect windows and a lower level area providing room for a dressing table. The family bathroom has a bath with a shower over, hand wash basin and wc. The property is available as a turnkey, complete with all the furniture, fittings and hot tub (barring some personal items) by separate negotiation.

## OUTSIDE

The garden wraps around the property with gravel at the front and side with plenty of parking. The gravel driveway also houses the garage with an up and over door. The garden is fully enclosed and laid to lawn with mature flower beds and unspoilt countryside views beyond. There is a large shed, in the rear corner of the garden which is useful for storage of garden tools and furniture and an additional small brick outbuilding, currently used for logs.





## LOCATION

Forget Me Not Cottage is located on the outskirts of the popular rural village of Southrepps, with a village shop and an excellent pub, The Vernon Arms serving good ales and food. At the far end of the village in the opposite direction, in Lower Southrepps is the Suffield Arms, a super cool pub serving tapas, and Gunton Train Station which runs between Norwich and Sheringham.

Antingham and Southrepps Primary School is under five minutes away. The village is within easy reach of the coast with Cromer, Trimingham or Overstrand Beaches a short drive away. The market town of North Walsham is six miles away and has excellent amenities including three supermarkets (Waitrose, Lidl and Sainsburys), an independent butcher, two doctors' surgeries, a vets and a train station with direct transport links to Norwich and beyond. For keen walkers, Southrepps and Lower Southrepps offer wonderful countryside walks from the doorstep.



## HOLIDAY LET OPPORTUNITY

Holiday Let Income: Forget Me Not Cottage achieves c. £3,880 per week during peak season.

Holiday Let Occupancy: 25-30 weeks.

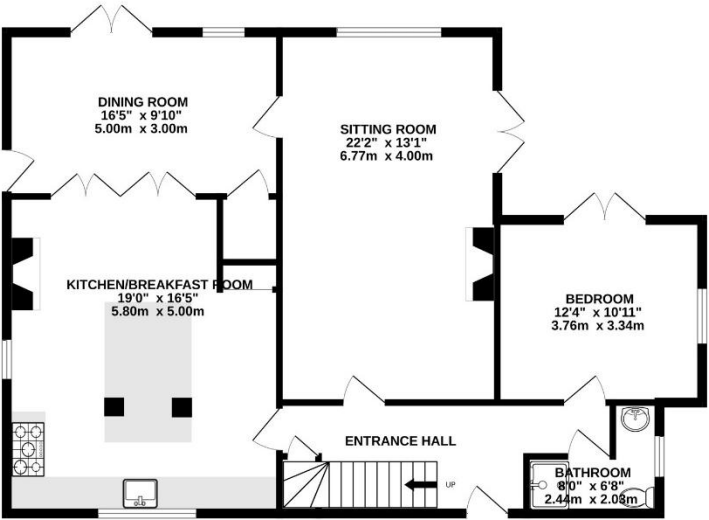
Sleeping 10 in 5 bedrooms.

Forget Me Not Cottage is a much loved second home and successful holiday let. The property has been brought to up to standard with the current fire regulations. The cottage could be available as a turnkey, complete with furniture, contents and the hot tub (by separate negotiation).

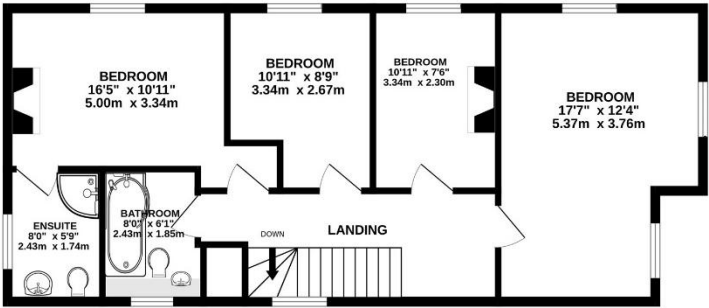




GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



FORGET ME NOT, SOUTHREPPS

TOTAL FLOOR AREA : 1739 sq.ft. (161.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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