

THE STORY OF

14 The Street

Sharrington, Norfolk

SOWERBYS

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14 The Street

Sharrington,
Norfolk, NR24 2PJ

Charming Two-Bedroom Norfolk Cottage

Peaceful Rural Setting in the Village of Sharrington

Substantial Corner Plot

Lovely Open Views Across Neighbouring Fields

Generous Dual-Aspect Sitting and Dining Room

Spacious Kitchen with Scope for Modernisation

Ground Floor Cloakroom with WC

Two First-Floor Bedrooms

Family Bathroom

Ample Off-Road Parking, Mature Trees and Exciting Renovation Potential

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Situated along a peaceful and unspoilt rural lane in the delightful village of Sharrington, this charming two-bedroom cottage presents a wonderful opportunity for those seeking a characterful country home with scope to modernise and make their own.

The property retains a welcoming cottage atmosphere and offers well-proportioned accommodation, although it would now benefit from a programme of renovation and improvement to bring it in line with modern-day living. For buyers looking to create a home tailored to their own tastes and requirements, the potential here is particularly appealing.
The ground floor accommodation centres around a generously proportioned sitting and dining room, enjoying a dual aspect that allows natural light to flow throughout the space. The spacious kitchen offers considerable scope for redesign and enhancement, whilst a useful ground floor cloakroom with WC completes the downstairs accommodation.

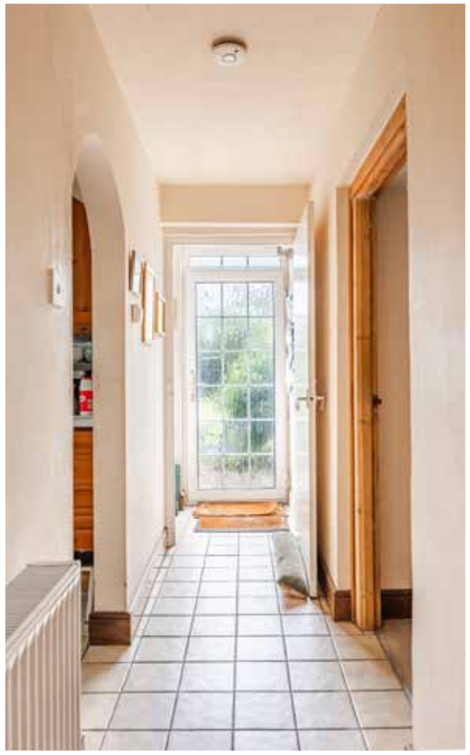
Upstairs, there are two bedrooms alongside a family bathroom, providing comfortable accommodation with further opportunity to update and improve.

One of the property's most notable features is its surprisingly generous plot. Occupying a substantial corner position, the grounds enjoy an open and appealing setting with lovely views across neighbouring fields. Mature trees add established character and a sense of privacy, whilst the extensive parking area provides excellent practicality.

Offering a combination of rural tranquillity, attractive surroundings and considerable scope for improvement, this is a rare opportunity to acquire a traditional village cottage with space to grow and the potential to create something truly special.







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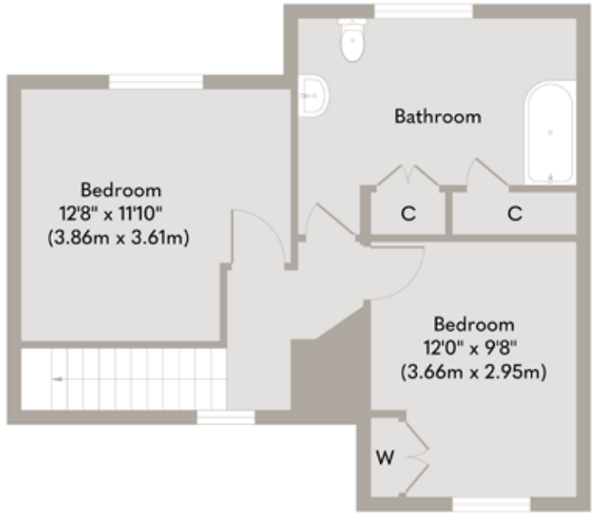




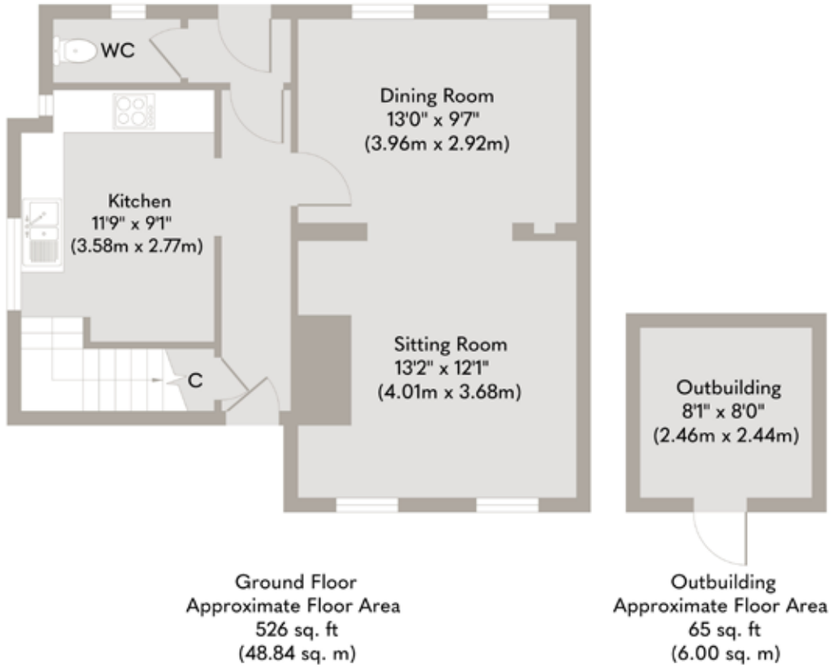








First Floor
Approximate Floor Area
477 sq. ft
(44.26 sq. m)



Ground Floor
Approximate Floor Area
526 sq. ft
(48.84 sq. m)

Outbuilding
Approximate Floor Area
65 sq. ft
(6.00 sq. m)

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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Sharrington

SURROUNDED BY BEAUTIFUL NORTH NORFOLK COUNTRYSIDE

Sharrington is a quintessential North Norfolk village, quietly tucked away amongst rolling countryside yet perfectly placed for enjoying both the coast and the area's charming market towns. Surrounded by open farmland and lanes, it offers a wonderfully unspoilt setting where village life moves at a gentler pace, with a close-knit community and an abundance of natural beauty on the doorstep.

Although rural, Sharrington is ideally positioned just a short drive from Holt, Blakeney and Cley-next-the-Sea, giving residents easy access to independent shops, excellent eateries and the stunning North Norfolk coastline. The nearby villages of Brinton and Langham add to the area's appeal, while countless footpaths and quiet country lanes invite leisurely walks, cycling and wildlife watching throughout the seasons.

Life here is centred around the countryside. Whether it's exploring nearby nature reserves, spending afternoons on the coast, or enjoying long lunches at one of the area's acclaimed country pubs, Sharrington offers an enviable balance of tranquillity and convenience. From birdwatching at Cley Marshes to sailing from Blakeney Harbour or simply soaking up the expansive Norfolk skies, there is always something to enjoy.

The village itself is characterised by its attractive collection of traditional brick and flint homes, period cottages and converted barns, many enjoying generous gardens and glorious rural views. Larger country houses sit comfortably alongside sympathetically designed modern homes, creating a village that has retained its historic character while offering a range of homes to suit different lifestyles.









Note from Sowerbys



"...space to grow and the potential to create something truly special."

SERVICES CONNECTED

Mains water and electricity. Drainage to shared septic tank. Heating via oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2316-2117-1212-4211-1411

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: ///throat.piles.shorter

AGENT'S NOTE

The property was reroofed in 2023.

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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