



Hawthorn Cottage
The Street | Dilham | Norfolk | NR28 9PT

 FINE & COUNTRY

A HAVEN WITH HEART



A charming character cottage in a refreshingly peaceful and secluded position,
you're in the heart of the community here yet nicely tucked away.

Walk to the river and head out on your paddleboard, explore the many footpaths and quiet lanes with your dog,
relax over dinner at the village pub - and when you return home, you can leave the outside world behind.

The perfect balance of rural village life with access to amenities.



KEY FEATURES

- A Charming Detached Character Cottage situated in the Pretty Village of Dillham
- Three/Four Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Walk-In Pantry and Separate Utility Room
- Three/Four Reception Rooms
- The Pretty Cottage Gardens extend to around 0.25 of an acre and include a Pond
- Two Garages and Plenty of Parking
- The Accommodation extends to 2,800 sq.ft incl Garaging
- Energy Rating: E

If you're looking for a home with personality and flexibility, life in a friendly community, a place where you can make the most of the great outdoors, yet you're also well placed for schools, shops and more, this will tick every box. Larger than you might expect, it has a wonderfully sunny south-facing garden and it's delightfully secluded, so you can relax away from the hustle and bustle of daily life.

Beautifully Blended

This is an unusual and attractive property made up of a period cottage and a number of outbuildings combined. The result is a home that brims with authentic character but also offers an abundance of space. It's also incredibly versatile. It's easy to see what drew the current owner here over a decade ago - the pretty home makes an excellent first impression and invites you to explore inside. The oldest part is the two-storey section, with the rest made up of former barns, hence the generous proportions. During his years here, the owner has continued to upgrade and improve his home, including tweaking the layout to create a larger kitchen that works brilliantly for day-to-day life and for entertaining. Everything has been done to a high standard, as this was originally to be his forever home.

Meeting All Your Needs

You can have up to four bedrooms here, all of which are well proportioned. Two are found on the first floor, along with a family bath and shower room, while the other two are on the ground floor, along with a shower room, so anyone with limited mobility can live on the ground floor and won't need to go upstairs. There are three reception rooms too, so you can use these to suit your needs - a playroom if you have little ones, a snug where teens can hang out, a formal dining room if you like entertaining - the choice is yours.





KEY FEATURES

The kitchen now benefits from a walk-in pantry and there's a cloakroom with utility. You could comfortably house multiple generations of the same family here, and everyone could still have their own space. The house has a friendly and welcoming feel and the owner loves nothing more than lighting the wood burners on cold nights and relaxing in the peaceful setting of the property.

Enjoying The Great Outdoors

Outside, the south-facing garden is as pretty as a picture, with plenty of colour and interest to enjoy. There's a pond that attracts wildlife, seating areas that make the most of the light and shade throughout the day, an undercover area, plus a good size lawn where children can play or adults can soak up the sun. You're totally private out here, and because this is a quiet village, off the beaten track, there's very little passing traffic, so it's very quiet too. There's a pub over the road and the village hall is round the corner, as is the river, with moorings and the ability to launch a canoe or paddleboard, so you're part of the community and if you're new to the area, it's easy to get to know people. When you need more facilities, hop in the car and you can be in North Walsham, Stalham or Wroxham in just a few minutes, so you have a choice of supermarkets, access to trains, leisure amenities and plenty more. You're also close to the coast, with the beaches of East Norfolk quieter than their North Norfolk neighbours, and every bit as beautiful.





























INFORMATION



On The Doorstep

The cottage stands in the small village of Dilham, about 2 miles from the Broadland village of Stalham which has excellent local shopping, schools and access to the Norfolk Broads network. The market towns of North Walsham and Wroxham offer excellent shopping facilities and there is a nearby station at Worstead with connections through to Norwich for regular intercity trains to London. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To?

From Dilham you have easy access to the cathedral city of Norwich which is approximately 15 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Cromer is approximately 13 miles away and often hailed one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk.

Directions

Leave Norwich on the A1151 Wroxham road passing through Wroxham and Hoveton. Continue along this road and after passing through Beeston St Lawrence take a slight left onto Church Road. At the end of this road turn left onto Yarmouth Road/A149 and then turn right onto The Street and the property will be clearly signposted with a Fine & Country For Sale Board.

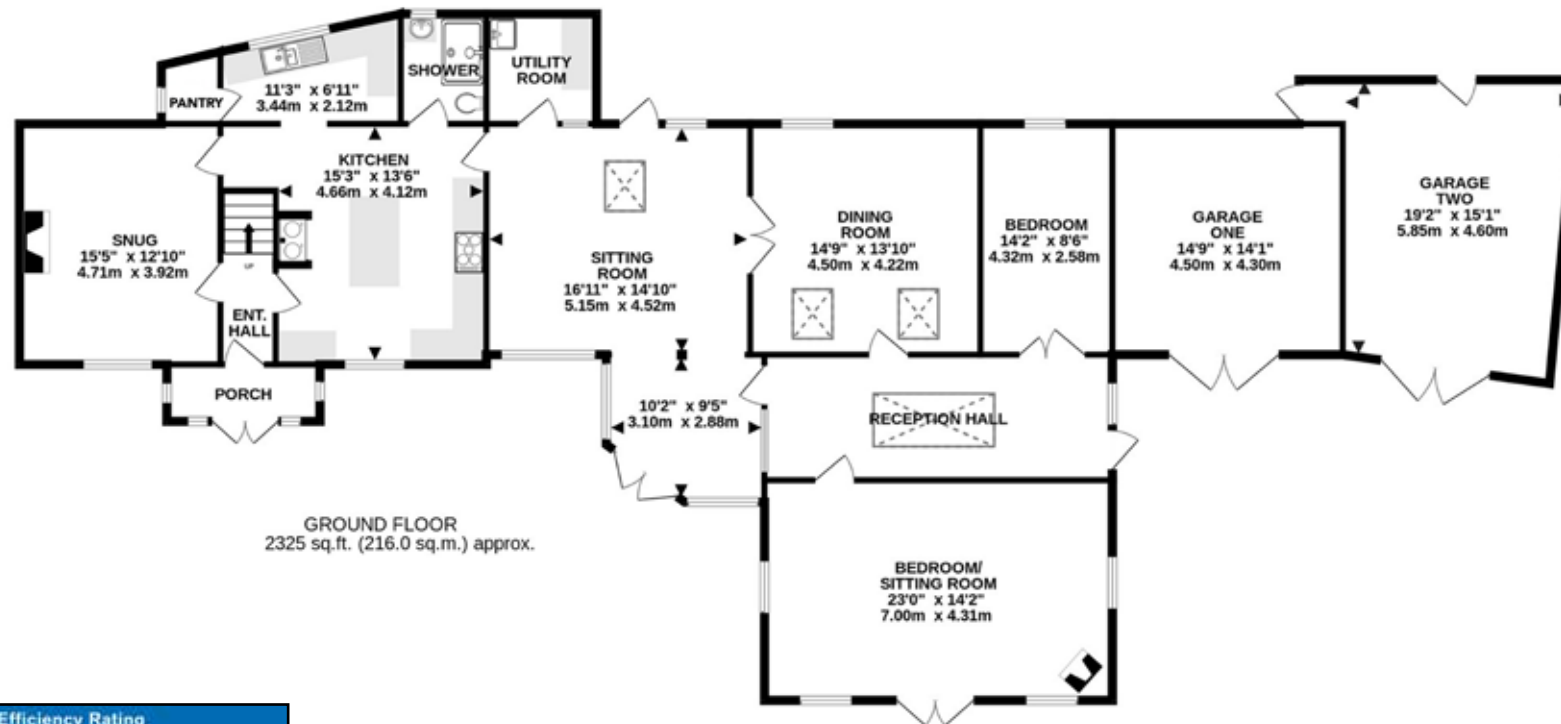
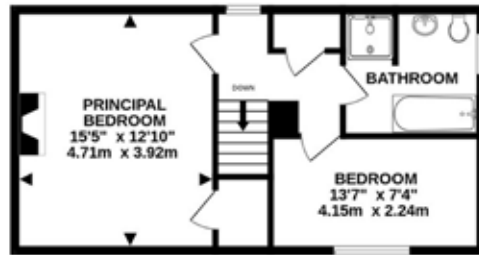
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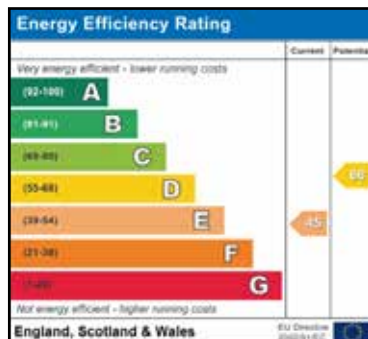
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TOTAL FLOOR AREA: 2800 sq.ft. (260.13 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

