



THE STORY OF

2 Grange Cottage

Bacton, Norfolk

SOWERBYS



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2 Grange Cottage

North Walsham Road, Bacton, Norfolk
NR12 0LH

Grade II Listed Cottage

Characterful Accommodation Throughout

Five Bedrooms

Bathroom, En-Suite and Cloakroom

Spacious Sitting Room with Inglenook Fireplace

Dual Aspect Dining Room

Kitchen and Utility Room with Pantry

Delightful Cottage Style Gardens

Tranquil and Private Setting with
2 Pill Boxes and Woodlands

Close to the Coast

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2 Grange Cottage is a truly wonderful Grade II listed property, steeped in history and overflowing with character. Two halves of one original substantial home, 1 and 2 Grange Cottage are now arranged as two individual cottages, each filled with period features. Impressive inglenook fireplaces, exposed wall and ceiling timbers, areas of exposed brick and flint, and beautiful stained glass windows, all combine to create a home of immense charm.

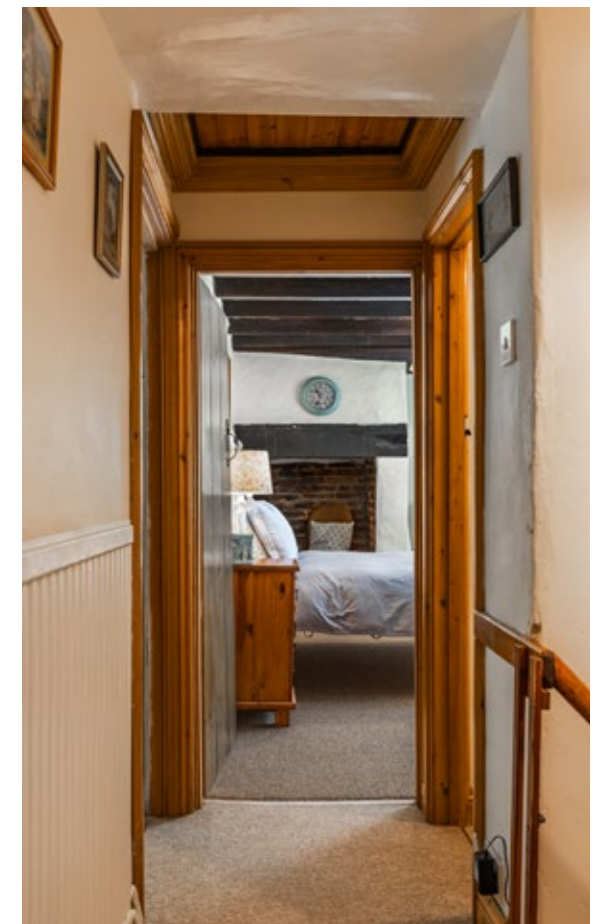
2 Grange Cottage, to the right, comprises an entrance porch, sitting room, kitchen/breakfast room, bathroom, utility room, pantry, dining room and a ground-floor bedroom with en-suite.

Two staircases lead to two areas of the first floor; the first with three bedrooms and a cloakroom, and the second with an additional vaulted bedroom.

Outside, the cottage is surrounded by enchanting cottage-style gardens with mature planting, lawned areas, a walled garden, ample parking, a small woodland, and two surviving pill boxes, reflecting the property's fascinating wartime history.

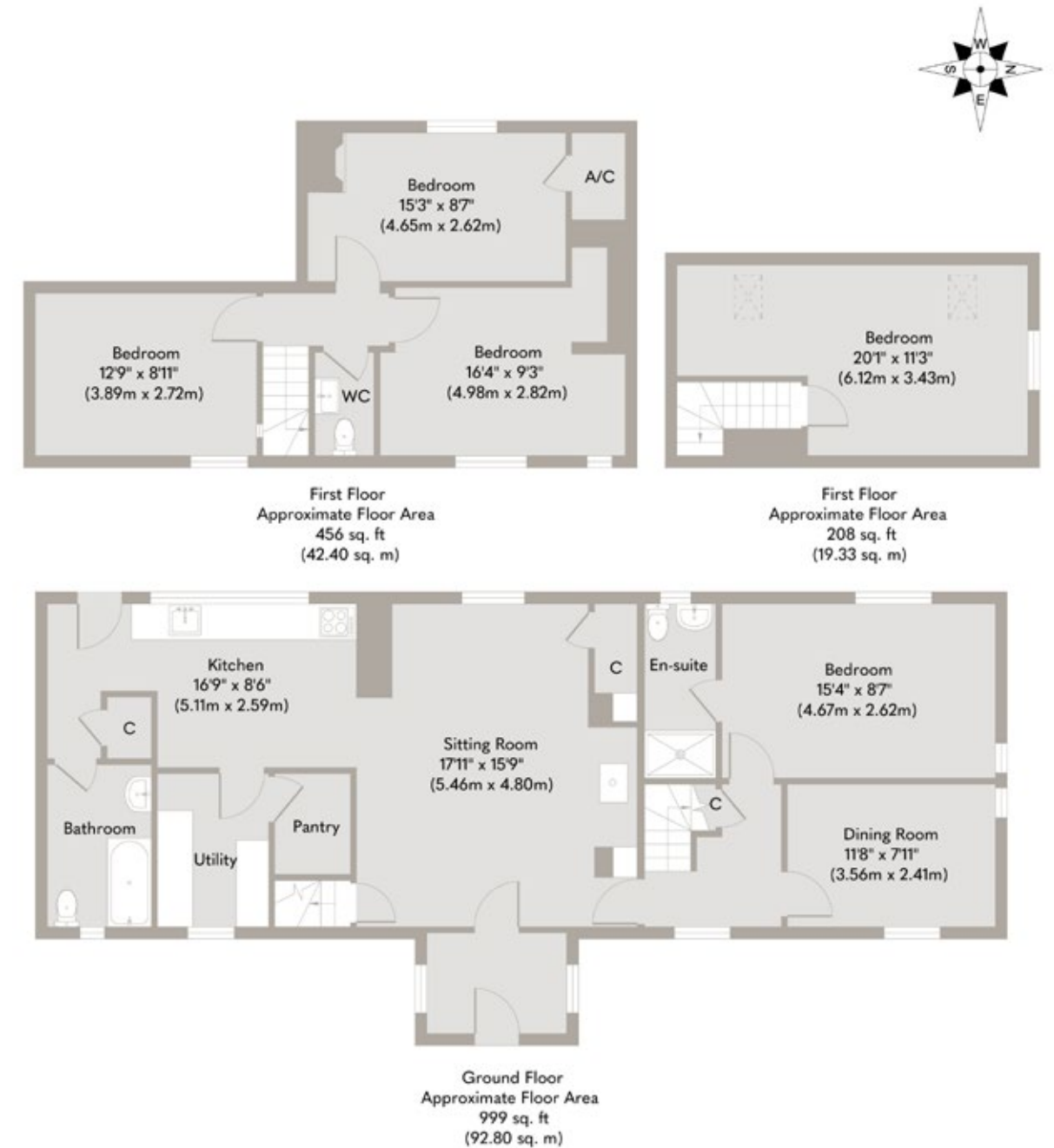


Away from roads and
neighbours, it's a truly
special place with a
wonderful history





What I love most is the peace and tranquillity, the beautiful views, the dark night skies and the complete sense of privacy.



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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Bacton

SERENE COASTAL CHARM AND RICH HISTORY.

Bacton is a coastal village on the North Norfolk coast, offering a relaxed seaside lifestyle enhanced by sandy beaches, community amenities and excellent access to surrounding towns and countryside. Situated around 12 miles south-east of Cromer, approximately 19 miles north of Norwich and midway between Mundesley and Walcott, Bacton combines coastal living with easy connections by road and bus to North Walsham, Cromer and Norwich.

Life in Bacton revolves around its wide sandy beach, ideal for long walks along the Norfolk Coast Path and the Paston Way, both popular with walkers, runners and dog-owners alike. The village centre supports a genuine sense of community with a village shop serving daily essentials, a traditional pub, cafés such as The Tea Shed and Café Carmel, a fish and chip shop and takeaway choices, all within easy reach on Coast Road and Walcott Road.

Bacton Woods offers a pleasant setting for woodland walks, picnics and outdoor activities, while the playing fields provide space for sport and family recreation. The village hall hosts community events, and Bacton Primary School supports young families with quality education close to home.

For a broader range of shops, services and entertainment, North Walsham is a short drive away, with a bustling high street, supermarkets and independent cafés, while Cromer offers seaside charm, more extensive dining options and cultural venues.

Bacton's lifestyle is characterised by coastal rhythms and outdoor living, where everyday errands can be combined with beach walks, woodland exploration and village social life, perfect for those who appreciate fresh sea air, local character and access to both town and countryside.



Note from Sowerbys



“Beautiful open aspects over mature gardens and rolling Norfolk landscape.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil central heating with a wood burner.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///gentlemen.judges.snored

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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