

THE STORY OF

Appletree Cottage

Sharrington, Norfolk

SOTHEBY'S

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Appletree Cottage

15 The Street, Sharrington,
Norfolk, NR24 2PJ

Attractive Three-Bedroom Brick and Flint Cottage

Peaceful Rural Setting in the
Village Of Sharrington

Beautifully Presented Throughout

Currently Operating as a Successful Holiday Let

Welcoming Entrance and Spacious Dining Hall

Light-Filled Kitchen with Oak-Framed Glazed
Extension and Handmade Cabinetry

Cosy Sitting Room With Log-Burning
Stove and Separate Snug/TV Area

Three Generous Bedrooms and Family Bathroom

Private Rear Garden, Brick-Built Outbuilding
and Ample Driveway Parking

Substantial Double Garage
and Offered Chain Free

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



Appletree Cottage is a delightful three-bedroom semi-detached brick and flint cottage, occupying a peaceful rural setting along a quiet lane in the charming North Norfolk village of Sharrington. Beautifully presented throughout, this quintessential Norfolk country home combines traditional character with generous living accommodation, delightful gardens and excellent parking facilities. Currently operating as a successful holiday let, the property also offers an appealing opportunity for those seeking a charming permanent home or an attractive investment.

Upon entering, you are greeted by a wonderfully welcoming and spacious entrance and dining hall, setting the tone for the accommodation beyond. The kitchen is a particularly appealing feature, enhanced by a beautiful oak-framed and glazed extension which floods the space with natural light. Handmade cabinetry adds warmth and individuality, while ample room for a breakfast table creates a lovely everyday dining area.

The main reception space has been thoughtfully arranged to provide two distinct yet complementary areas. A cosy formal sitting room, complete with a log-burning stove, offers the perfect setting for relaxing evenings, while a separate snug and television area provides additional flexibility for family living and entertaining.

Upstairs, three generous bedrooms are served by a family bathroom, providing comfortable and well-proportioned accommodation for family, guests or holiday visitors.

























Outside, the gardens and grounds are equally delightful. A large driveway provides parking for numerous vehicles and leads to a substantial double garage, offering excellent storage, workshop potential or space for hobbies. The private rear garden is predominantly laid to lawn, providing a peaceful and attractive outdoor setting, complemented by a useful brick-built outbuilding.

Appletree Cottage is a wonderful example of a traditional Norfolk country cottage, combining period charm, inviting living spaces and a lovely rural atmosphere. With its successful holiday-let history, beautifully presented interiors, generous outside space and the significant advantage of being offered chain free, this is a particularly appealing property with much to offer.













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 the Vendor



"Appletree Cottage is a wonderful example of a traditional Norfolk country cottage..."

SERVICES CONNECTED

Mains water and electricity. Drainage to shared septic tank. Electric heating.

COUNCIL TAX

This is property is currently being used as a holiday let and is therefore unbanded.

ENERGY EFFICIENCY RATING

To be confirmed.
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: ///waitress.clock.paler

AGENT'S NOTE

The property was reroofed in 2023, and a new log-burner fitted in 2021.

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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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