



Mallard Cottage, Corpusty





**Mallard Cottage, The Street
Corpusty, Norfolk NR11 6QP**

Holt 7 miles, Norwich 17 miles

North Norfolk Heritage Coast 9 miles

A very rare opportunity to acquire a superbly appointed detached character country cottage with the river Bure chalk stream flowing through its tranquil rear garden.

GUIDE PRICE £575,000



The property

A superbly appointed detached country cottage with the river Bure chalk stream running through the rear garden. Lovingly re-furnished and restored in recent years many of the rooms have direct views over the river. The accommodation briefly comprises: entrance porch, dining room with bi-fold doors overlooking the river, a sitting room with a wood burner, a well fitted out kitchen with a dining recess overlooking the river, utility room and a cloakroom. On the first floor a landing leads to three bedrooms and a shower room. The property enjoys oil fired central heating and Upvc double glazed windows and doors. Outside there is ample off street parking for several cars and an enchanting rear garden bisected by the river. The property is being sold with no onward chain.

Location

Located in the heart of North Norfolk countryside this attractive village is approximately 7 miles from the fashionable Georgian town of Holt and 10 miles from the coast at Blakeney. Corpusty boasts a fine selection of amenities to include a village shop, a primary school, a popular public house and an art gallery. The village is well positioned for exploring North Norfolk including the stunning 43 mile heritage coastline, much of which is a designated Area of Outstanding Natural Beauty offering wide sandy beaches, pine forests, salt marshes and mud flats, with all the outdoor pursuits that this diverse landscape has to offer – sailing, horse riding, bird watching, golf etc. Norwich is around 16 miles distant with fast rail links to London Liverpool Street and Norwich Airport has direct access to most destinations via Schipol.

Directions

Leave Holt via the Norwich Road, proceed through the village of Edgefield and continue for a further 2 miles to Saxthorpe. Upon reaching Saxthorpe turn right into The Street. After passing over the bridge turn right in front of the village shop. After around 100 yards you will find Mallard Cottage on the right hand side identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

The Front Door leads to:-

Entrance Porch

Coats cupboard.

Dining Room (15'10 x 13' double aspect)

Bi-fold doors lead to a decking area overlooking the river. Staircase to first floor, radiator.

Sitting Room (17'5 x 15'4 narrowing to 11' double aspect)

Red brick fireplace housing a wood burner, television point, ceiling beam, two radiators, double doors leading to the garden.

Kitchen/Diner (14'4 x 13'5)

Range of fitted base units with wooden working surfaces over, inset sink with mixer tap. Surface hob and extractor hood. Redfire cooking range, island unit with granite work top, pantry cupboard, two wall units, dishwasher point, breakfast bar, ceiling beam, wooden floor. Dining recess directly overlooking the river.

Utility Room/Shower Room (7'10 x 7'4)

Base unit with working surface over, inset sink with mixer tap. Shower cubicle, radiator, wall unit, door to rear garden, wooden floor. Plumbing for automatic washing machine, coats pegs.

Cloakroom

Wc, pedestal washbasin, radiator, wooden floor.

First floor landing

Cupboard housing modern hot water system. Radiator.

Bedroom One (13'9 x 10' double aspect)

Juliet balcony overlooking the river and rear garden, radiator, television point. Vaulted ceiling with exposed beam.

Bedroom Two (14'7 x 8'7 double aspect)

Radiator.

Bedroom Three (10'5 x 7')

Radiator, vaulted ceiling.

Shower Room

Shower cubicle, wc, vanity unit with basin over, radiator. Heated towel rail, electric shaving point, ceiling beam.

Curtilage

To the side of the property are double wooden gates leading to a brick weave driveway providing off street parking, pergola and a wooden garden shed. A personnel door leads to a further parking space. Directly behind the house is a decking area, and as the river bisects the garden a wooden bridge leads over the river to another good sized garden area with lawn pathways and various inset flower and shrub beds, mature trees a wooden bench and garden shed.



General Information

Tenure: Freehold.

Council Tax Band: Band C.

Services: Mains water, electricity and drainage.

Local Authority: North Norfolk District Council tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Energy Performance Certificate: D

Ref No: H313490.

Important notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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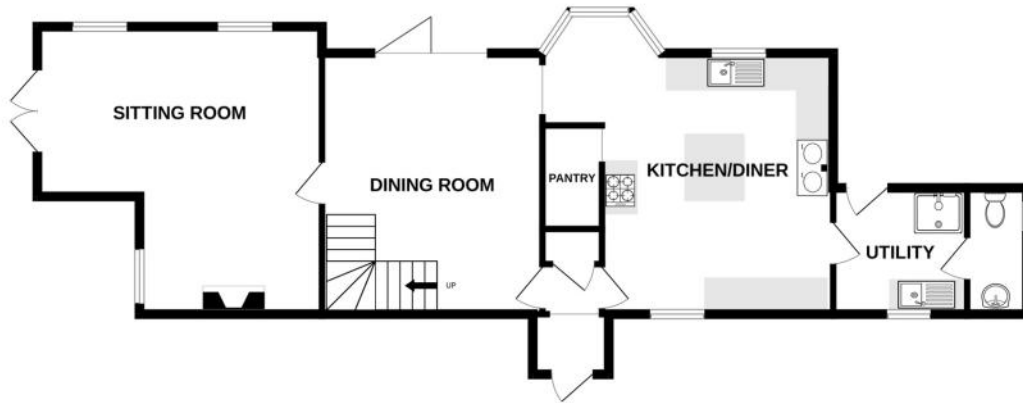
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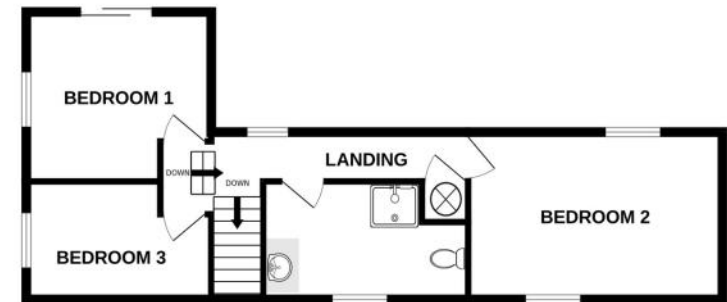
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GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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Independent Estate Agents

Pointens

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