



Church Cottage
The Street | Matlaske | Norfolk | NR11 7AQ

A HEAVENLY HOME



Perfectly positioned in a quaint North Norfolk village, close to charming market towns and within easy reach of the coast, this pretty brick and flint cottage looks out over the round Anglo Saxon tower of the village church.

Lovingly refurbished and modernised in recent years, the property offers a beautiful blend of period charm and contemporary comforts, and sits in gorgeous gardens extending to around half an acre.



KEY FEATURES

- A Handsome Brick and Flint Period Cottage situated in the Village of Matlaske
- Three/Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms including a Stunning Garden Room
- Study/Bedroom Four with WC
- Pretty Cottage Gardens extend to around 0.5 of an acre (stms)
- Wisteria Draped Pergola, Garden Office, Greenhouse and Garden Store
- Double Garage and Workshop with Plenty of Driveway Parking
- The Accommodation extends to 2,258sq.ft
- Energy Rating: E

Packed with original features, the charming cottage flows seamlessly into more modern additions, all offering accommodation that's spacious and filled with light. The cottage is situated well back from the road, with the gardens wrapping around, so you have a lovely outlook from every window. This is a truly beautiful home in a superb setting.

Well Set For The Future

This beautiful period home began life as two farm workers' cottages and was opened into one spacious home many years ago. Former owners carried out a substantial renovation, preserving the original features that give the home its charm, whilst adding double glazing, insulation and an air source heat pump that the owners have found to be enormously successful and has made the house surprisingly economical to run. During their time here, the owners have further upgraded, adding limestone flooring throughout much of the ground floor, Crittall style doors between the dining and garden rooms, extending the rear terrace and wisteria-draped pergola, and more.

Sociable And Secluded

Ask the owners what their favourite things are about life here and they will struggle to pick just one! Sitting in the kitchen looking out across the garden, hunkering down in front of one of the two wood burners on a cold winter's night, hosting extended family for celebrations, decorating the cottage for Christmas, enjoying film nights on the pull-down cinema screen in the garden room, dining under the pergola in summer - there are so many! This is a place where you have room to gather as well as the space to spread out and do your own thing. The owners have had as many as 15 people staying overnight here in the past, but they also love relaxing here alone in the peace and quiet.





KEY FEATURES

Enjoying The Great Outdoors

It feels wonderfully secluded and for much of the time all you can hear in the garden is birdsong - although you'll also hear the lambs in the surrounding fields in spring. The owners are keen gardeners and have really enjoyed spending time out here, following the sun around all day, growing their own fresh produce in the greenhouse and more. The summerhouse has received an upgrade, so it works well for guest accommodation or as a home office, and there are a couple of useful garden stores and a shed for your tools, compost and so on. You're in the middle of a charming little village here, with a traditional summer fayre and Christmas gathering, a community centred around the pretty flint church. Your nearest village is Aldborough, with its large village green, excellent pub, shop and Post Office, as well as a first-rate GP surgery. You're near to the market towns of Aylsham and Holt, close to the North Norfolk coast, from Burnham Market to Cromer, Sheringham and more, with everything within easy reach. Head to nearby Gunton for dinner and drinks at the Gunton Arms, or hop on the train to Norwich and from there head to London.

































INFORMATION



On The Doorstep

Matlaske is a picturesque, quiet civil parish and village in North Norfolk. It offers a glimpse into rural English history with roots dating back to the Domesday Book. The nearest railway station is at Sheringham for the Bittern Line which runs between Sheringham, Cromer and Norwich. The popular Georgian market town of Holt, 6 miles north of Matlaske, has excellent shopping, schooling and leisure facilities and is renowned for Gresham School which takes boys and girls through pre prep to age 18. The nearby village of Edgefield has a village green and pond, a small shop and a public house (The Pigs) which has won "Pub of the Year" for the second consecutive year at the Suffolk & Norfolk Tourism Awards. The National Trust properties, Blickling Hall Estate and Felbrigg Hall, Gardens and Estate along with Mannington Hall and Wolterton Hall Park Estate are all nearby and well worth a visit.

How Far Is It To?

The East Anglian capital of Norwich, with its range of shopping and cultural facilities can be found roughly 21.5 miles south, along with an excellent main line railway station to London Liverpool Street and a direct rail link to Cambridge, as well as an expanding international airport.

Directions

Leave Norwich on the Holt Road/B1149 travelling through the villages of Horsford, Corpusty and Saxthorpe. At the roundabout take the 1st exit onto Aylsham Road/B1149/B1354 and turn right onto Matlaske Road, continue onto The Street.

Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Private Drainage via Septic Tank

Broadband Available - vendor uses PlusNet

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

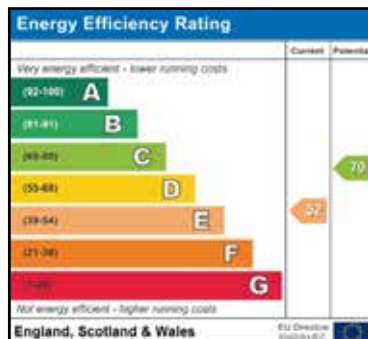
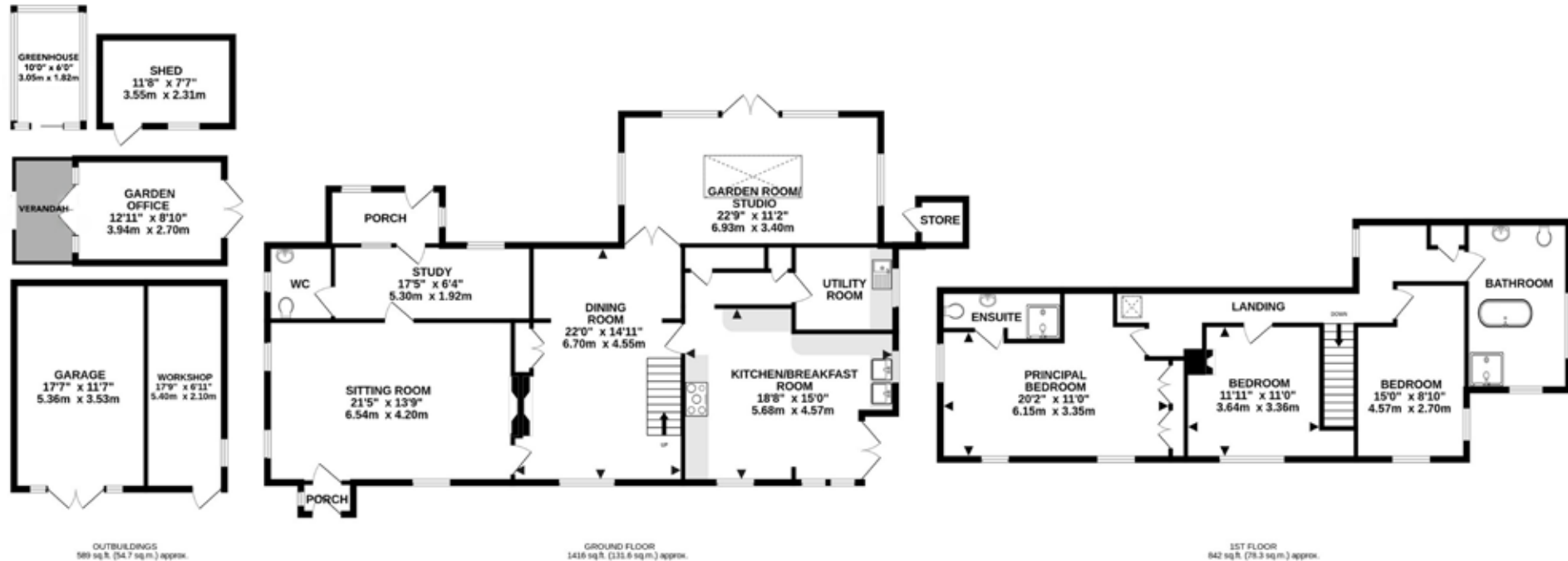
North Norfolk District Council - Council Tax Band F

Freehold

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FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2258 sq. ft. (209.8 sq.m.) approx.
TOTAL FLOOR AREA : 2847 sq.ft. (264.5 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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