

Blackthorne Cottage
11 Somerton Road | Martham | Norfolk | NR29 4QF

FINE & COUNTRY

PRETTY AS A PICTURE



The quintessential thatched cottage, with chocolate box good looks,
this beautiful period home appeals right from the start.
Set on the outskirts of a lively and vibrant village, you have everything you need on the doorstep here.
The cottage has been updated and improved over the past few years,
enhancing its authentic character and creating a delightful home that's perfect for a couple or family.


LIFE IS MADE OF
CHOICES REMOVE
YOUR SHOES OR
SCRUB THE FLOOR

KEY FEATURES

- A Pretty Detached, Thatched Cottage in the Village of Martham
- Recently Rethatched Water Reed Roof
- Three Bedrooms, First Floor Bathroom & Ground Floor Shower Room
- Shaker Style Kitchen with Breakfast Bar and Integrated Appliances
- Three Reception Rooms each with French Doors to the Garden
- Enclosed Rear Garden with Brickweave Terrace
- Detached Garage with Utility Area and Office/Studio Space Above
- Driveway providing Further Off Road Parking
- The Accommodation extends to 1,546 sq.ft
- Energy Rating: E

If you've always hankered after a traditional thatched cottage and you want to embrace life in a Broadland village, this is the home for you! It's been incredibly well looked after both inside and out, so there's no work to do, and comes with a useful studio or office over the garage. Five minutes from the beach in one direction and the river in the other, this is a home with much to recommend it.

Character And Comfort

The cottage dates back to 1812 and is thought to have begun life as two properties. The current owners fell instantly in love when they first came here and have delighted in improving the interior of the property and the garden to create a wonderful home with enormous appeal. The roof was rethatched with water reed in 2023. This material has a lifespan of around 50 years, with the ridge needing work every 15 years, so the roof is well set for the future. It also keeps the cottage nice and cosy in winter and refreshingly cool in summer. The owners have also fitted a new kitchen, redecorated throughout, laid new flooring and more. It's a home with authentic period character, original features and a colourful, welcoming ambience.







KEY FEATURES

Step Inside And Explore

The whole cottage is generously proportioned and bright, with French doors to the west-facing garden from each of the three spacious reception rooms. Having these three rooms offers great versatility, whether you're looking for a playroom, music room or library, or even using one as a ground floor bedroom, with the wet room adjoining. The kitchen sits between the dining and sitting rooms and has been refitted with beautiful country style units, solid wood worktops and integrated appliances, with a breakfast bar in the corner where you can sip your morning cuppa. Upstairs, there are three good size bedrooms with a family bathroom. Outside there's a detached garage, incorporating a utility, with a useful room over that's currently a home office and art studio. If you work from home or run a business, this will suit you perfectly, but it would also be a great den for teens!

Quiet, Community, Coast And More

The pretty garden has been designed to offer plenty of interest without the need for much maintenance. It's a suntrap and delightfully private and secluded, so you can close the handsome wooden gates to the drive and be in your own world. The owner confirms it's incredibly peaceful out here and a lovely place in which to while away the hours. One of the lovely things about this home, in addition to the comfort and charm, is the ease of life in this Broadland village. There's a nursery and primary school just down the road in one direction and a high school in the other. You have supermarkets, takeaways, pubs, churches, a library, GP surgery and more, as well as lots of social events, such as fairs and a circus on the village green. Hop in the car and you can be walking your dog on the dunes at Winterton in just five minutes, or head out on the river from Martham staithe. Potter Heigham is nearby and has more shops and places to hire boats. You can be in Norwich or Great Yarmouth in under 30 minutes, so you're very well placed to enjoy everything this beautiful county has to offer.

Agents Note

Please note that the field opposite the property is due to have houses built on it in the near future.















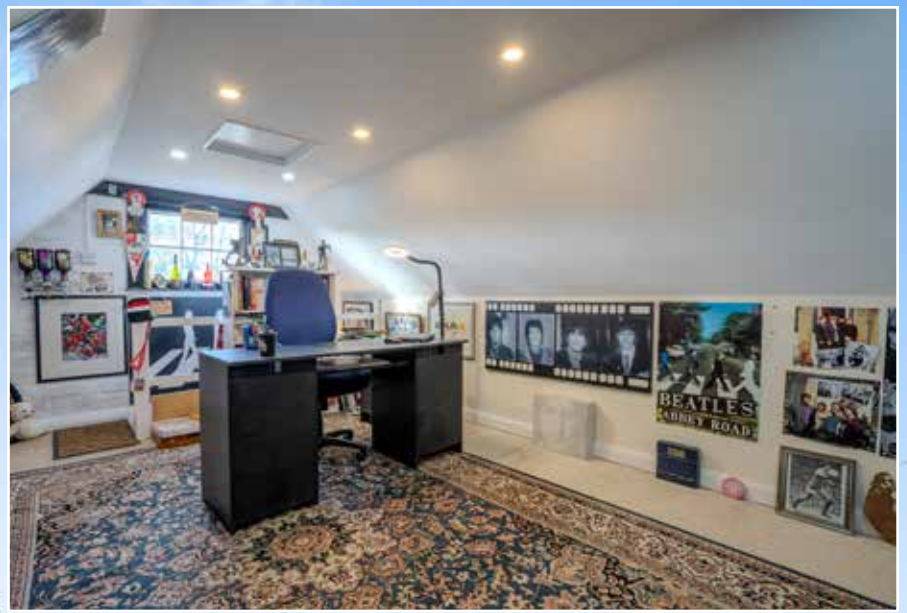











BEATLES
ABBEY ROAD











INFORMATION



On The Doorstep

Martham is an historical and traditional village bordering on the Norfolk Broads National Park. It has a thriving community located North of Great Yarmouth, the coastline is 3 miles distant offering both tranquil and beautiful scenery. Martham offers a range of shops, services and local facilities. There are also three schools and a public library. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

How Far Is It To?

The cathedral city of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further 30 minutes south.

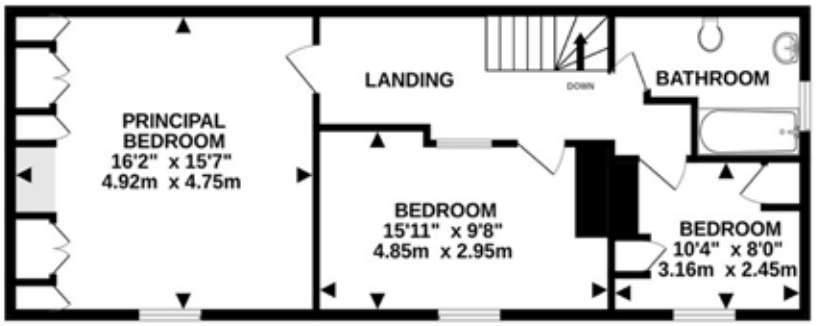
Directions

Leave Norwich heading east on the A47 southern bypass, upon reaching the Acle straight roundabout take the A1064 exit and upon reaching Billockby take the left hand turning onto the B1152 into the village of Clippesby. Continue through the village of Clippesby before taking a right hand turn onto Mill Lane/B1152 signposted Martham. Proceed into the village of Martham on Repps Road, which turns slightly left and becomes White Street. Continue onto Somerton Road whereby the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

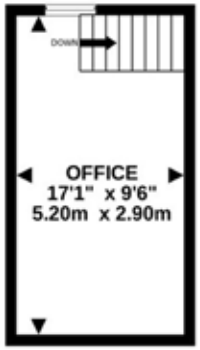
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - vendor uses SKY
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Great Yarmouth Borough Council - Council Tax Band D
Freehold

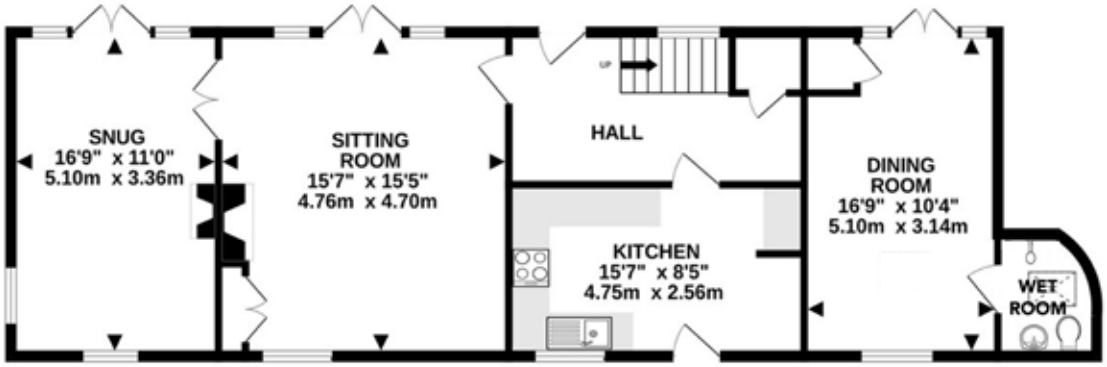
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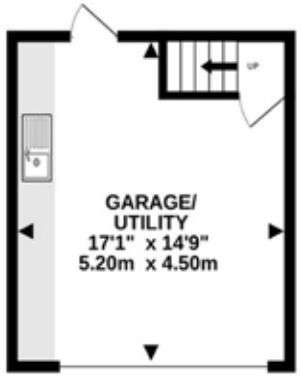
1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



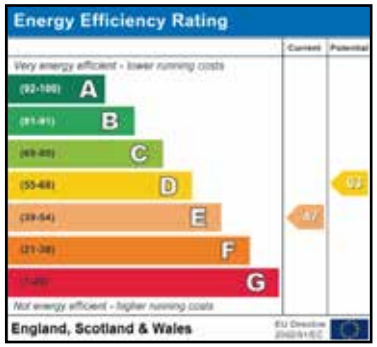
GARAGE FIRST FLOOR
162 sq.ft. (15.1 sq.m.) approx.



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



GARAGE GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1546 sq.ft. (143.6 sq.m. (approx.)
TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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