



Old Hall Cottage
Sustead | Norfolk | NR11 8RU

PICTURE PERFECT



With mellow red brick and flint elevations under a pantile roof, this is the quintessential North Norfolk country cottage, complemented by a well-stocked garden full of colourful and scented blooms. Recently refurbished, it beautifully blends period character with contemporary comforts, and the peaceful setting enhances the appeal.



KEY FEATURES

- A Charming Detached Period Cottage situated in the Village of Sustead
- Three Bedrooms and First Floor Bath/Shower Room
- Kitchen/Dining Room with Vaulted Ceiling and Pantry
- Sitting Room with Inglenook Fireplace, Wood Burner and Beams
- Study/Bedroom Three
- The Gardens include a Sunny Sheltered Courtyard Garden
- The Accommodation extends to 1,251 sq.ft
- Energy Rating: F

This is such a charming home and wonderfully spacious too, lovingly renovated and given a new lease of life by the current owners. It sits in a desirable village close to Holt and to the North Norfolk coast, within easy reach of market towns and on the Weavers' Way.

Three Become One

The property started life as three workers' cottages and a cattle barn and would have belonged to the neighbouring farm. The barn, today an attractive kitchen, dates to 1849, so the cottage is likely a similar age. Famous garden designer Humphrey Repton lived in the hall opposite and it's likely this whole village was originally part of the nearby Felbrigg estate. The current owners fell in love with the cottage as soon as they came into the kitchen and saw the vaulted ceiling. They knew that while the house needed some work, the bones were wonderful, so they set about bringing the cottage back to its best. There's a new kitchen, bathroom, windows, heating and more. The owners have also fitted French doors opening from the kitchen to the garden, have installed sheds and greenhouses, landscaped the garden and extended the drive.

Welcome Home

Coming into the house, you instantly feel a warm welcome and you can't help but be won over by the attractive period character. The owners have used quality materials and finishings throughout, including deVOL kitchen accessories, wallpaper by Sanderson and Peony & Sage, paints from Neptune, Farrow & Ball and Little Greene, and panelling from the English Panelling Company. In the original part of the cottage you have a beautiful inglenook fireplace and lots of lovely oak beams in the spacious sitting room. At the far end, there's a ground floor room that would make a great bedroom, study or snug. The former cattle barn is now a delightful kitchen diner, with a useful pantry at one end.





KEY FEATURES

Upstairs there are two well proportioned double bedrooms sharing a recently refitted bathroom with a feature rolltop bath and walk-in shower. As all the rooms are a good size, the owners have been able to host family and friends and have enjoyed many social occasions during their time here.

Exploring The Area

The garden here is a joy! You have a sunny, sheltered courtyard and landscaped beds off the kitchen and behind the sitting room, then there's a further area of garden to the east of the cottage, full of beautiful planting that attracts bees, butterflies and more. The owners confirm the sun stays here until late afternoon and the back garden gets the evening sun, so there's always somewhere lovely and bright to enjoy. If you love the countryside and you walk, run or cycle, you'll be spoilt for choice here. The 'Weavers' Way runs past the cottage and you can head out for miles and barely see another soul. Although the village is small, it's incredibly friendly and the owners have been warmly welcomed into the community. There are lots of attractive North Norfolk villages around here and you can walk to some of them, stroll to Felbrigg and even to the coast. Take a wander around Holt or Aylsham, perhaps visiting the market or stopping for a spot of lunch. When you need supermarkets, you can head to Waitrose, Sainsbury's or Lidl in North Walsham, or take a trip to Cromer or Sheringham for fresh fish or some first rate fish and chips. There's a lot to enjoy across the area, and of course you're also within easy reach of the historic city of Norwich.





























INFORMATION



On The Doorstep

Sustead is a small village and parish about 4 miles south-west of Cromer. The property is perfectly positioned for the popular seaside town with its wide sandy beaches, iconic Victorian Pier, excellent local schools, including the prestigious Gresham's Independent school, cinema, healthcare facilities including Cromer & District hospital and everyday amenities nearby as well as Amazona Zoo. The National Trust Felbrigg Hall is just a ten minute drive.

How Far Is It To?

Cromer and Roughton railway stations are just a few minutes' drive away. Both provide regular services to Norwich for onward connections to London, while good road links make commuting across Norfolk straightforward, with Norwich city around 45 minutes' drive. Norwich International Airport is just 30 minutes by car, while the surrounding area offers endless opportunities to explore the North Norfolk coastline and nature reserves. The Georgian market town of Holt (10 miles) is one of the most attractive small towns in Norfolk, offering a wide range of independent shops and places to eat. There are pubs, butchers, fishmongers, fish and chip shops, newsagents, supermarket, a baker, any number of coffee shops and several splendid restaurants, including an excellent Indian, and the famous Byfords. There's also the Bakers and Larners deli, and it's all set in superb Georgian architecture.

Directions

Leave Norwich on the A140 heading towards Aylsham. At the Aylsham roundabout take the 3rd exit and head towards Cromer. After passing the village of Alby with Thwaite turn left onto The Common. Continue along this road heading towards Sustead. Turn left onto Metton Road and then continue onto The Street. Continue onto Sustead Lane and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

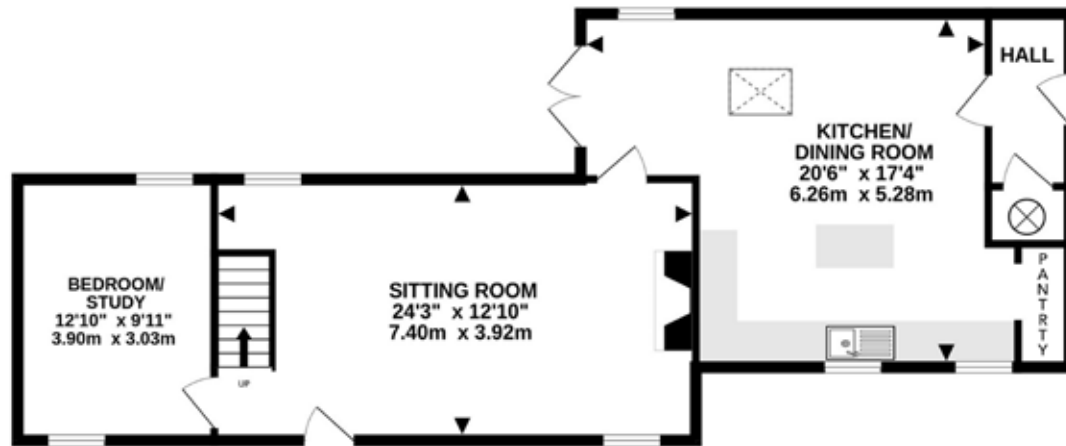
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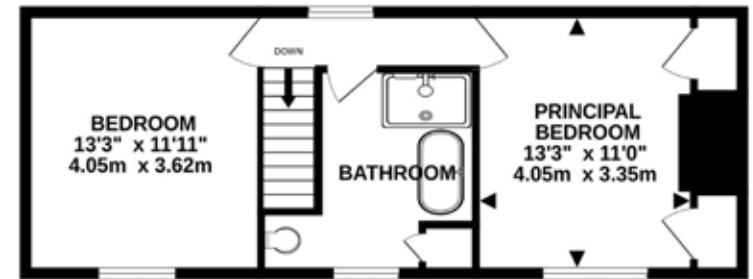
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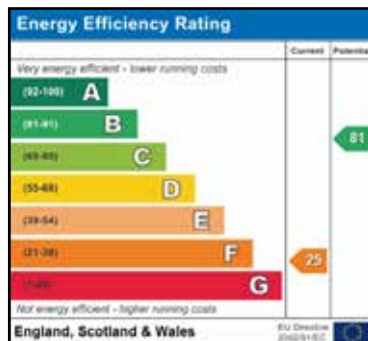
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GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.3 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.





OLD
HALL
COTTAGE

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