



INTRODUCING

# West Cottage

*Corpusty, Norfolk*

# SOWERBYS

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THE STORY OF

## West Cottage

Corpusty, Norfolk  
NR11 6QA

End Of Terrace Period Cottage

Within Easy Reach Of Holt  
and the North Norfolk Coast

Character Features Throughout

Inglenook Fireplace  
in Sitting Room

Well-Proportioned  
Two Bedrooms

Enclosed Courtyard  
Garden To Rear

Allocated Parking Plus  
Brick Built Outhouse  
and Parcel of Land

No Onward Chain

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Beautifully positioned on the edge of a North Norfolk hamlet, this charming period end of terrace cottage enjoys a peaceful setting just 6 miles from the ever-popular Georgian market town of Holt and within easy reach of the stunning North Norfolk coastline at around 8 miles away. Full of character and warmth, the property is presented in excellent order throughout and retains a wealth of original features, including exposed beams and a striking inglenook fireplace, all of which sit comfortably alongside thoughtful modern touches.

The sitting room provides a welcoming heart to the home, centred around the impressive inglenook fireplace, creating an inviting space to relax and unwind. Flowing through, the kitchen/diner offers a practical and sociable setting, ideal for everyday living and informal dining.

Upstairs, the sense of charm continues with two well-proportioned bedrooms served by a family bathroom, offering comfortable and manageable accommodation, well suited to a range of buyers including first-time purchasers, downsizers or those seeking a holiday retreat.

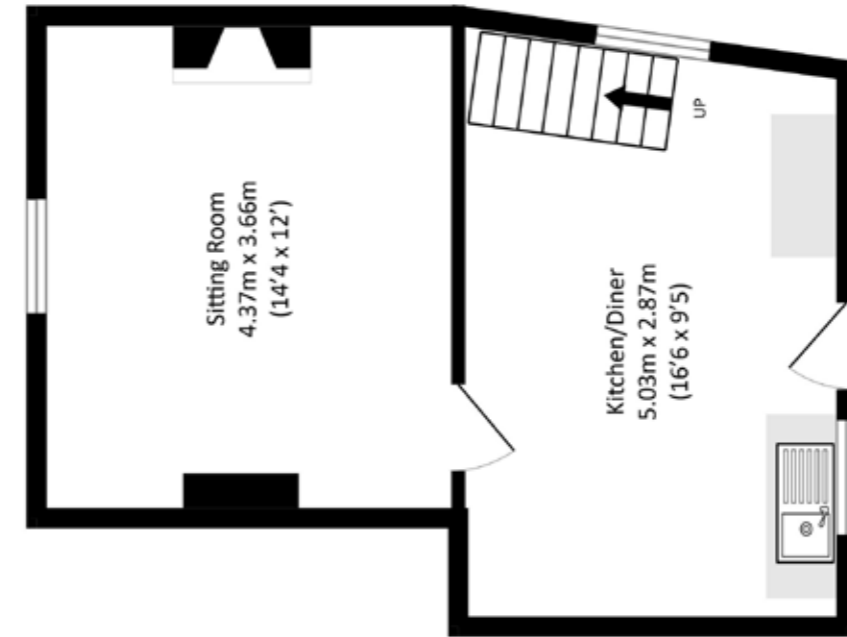
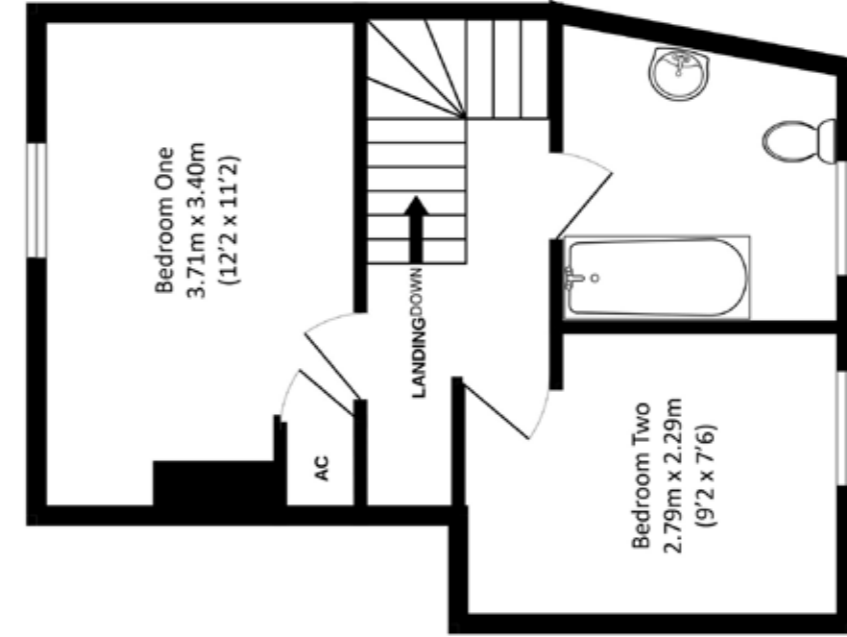
Outside, the property continues to impress. To the rear, an enclosed courtyard garden provides a private and low-maintenance setting, ideal for morning coffee or relaxed evenings outdoors. Across the road, the property further benefits from an allocated parking space for one vehicle, together with ownership of an additional parcel of land incorporating a charming brick-built outhouse and enclosed by a traditional rope fence, offering useful storage and further flexibility.

Offered for sale with the added advantage of no upward chain, this delightful cottage combines character, convenience and countryside charm in equal measure.





A particularly appealing external arrangement, with an enclosed courtyard garden offering a private and low-maintenance retreat.



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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# Corpusty

COUNTRYSIDE CALM WITH COAST  
AND CULTURE

Located within the North Norfolk countryside, the village of Corpusty offers a peaceful rural setting with a strong sense of community, while remaining well connected to nearby towns and the coast. Surrounded by open farmland and attractive countryside, it provides an appealing balance of space and accessibility.

Village life centres around St Peter's Church, Corpusty, a historic landmark that reflects the area's heritage. The village features a mix of traditional brick and flint homes alongside more contemporary properties, all set within a picturesque landscape.

For dining, The Dukes Head, Corpusty is a popular choice, offering a welcoming atmosphere and locally inspired menus. A short drive away, The Gate of India, Saxthorpe provides a well-regarded alternative, while The Gunton Arms combines food with a distinctive setting. The nearby market town of Holt expands the selection with independent cafés, restaurants and boutique shopping.

Everyday amenities can be found in Aylsham, while schooling is well catered for by Corpusty Primary School and Reepham High School and College.

The city of Norwich is within easy reach, offering extensive retail, cultural attractions and direct rail links. The North Norfolk coastline is also nearby, making Corpusty an excellent base for enjoying both countryside and coastal living.



## Note from the Vendor



Garden opposite the property

“A rare and welcome bonus, the property enjoys both private courtyard seating space and a separate orchard area, adding a sense of openness and greenery.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating to be confirmed.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:-9544-3061-9204-6266-1200

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.

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# SOWERBYS

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