



STABLE COTTAGE

6 Hartington Road, Cromer, NR27 0EJ

£175,000

Freehold

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Cromer
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- **NO CHAIN**
- **Charming two-bedroom cottage set within a peaceful mews-style courtyard**
- **Close to local shops, schools and transport links**
- **Welcoming lounge with bay window**
- **Newly fitted kitchen/diner**
- **Two comfortable bedrooms**
- **Delightful rear courtyard garden with raised rockery-style border**
- **Recently redecorated throughout with gas central heating**
- **Low-maintenance home ideal for first-time buyers, downsizers or as a coastal retreat**

Agents Note

Please note the house has been redecorated internally and externally, and the front windows are in the process of being replaced. Details and photos will be updated accordingly once the works are complete.

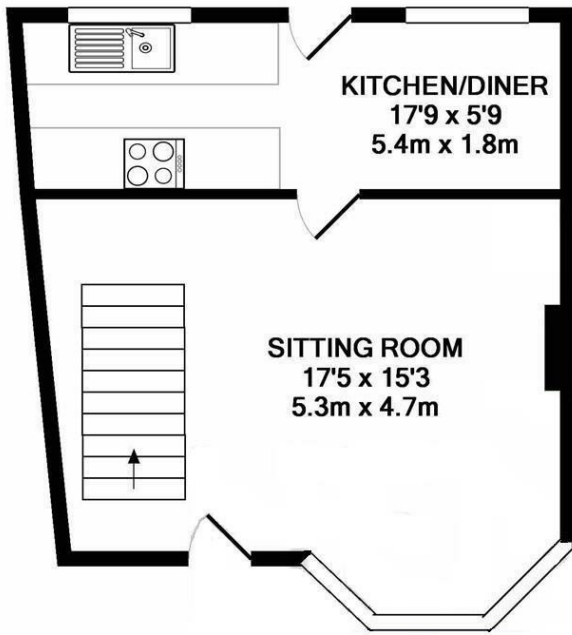
Tucked away just beyond the gentle bustle of Cromer, Stable Cottage at 6 Hartington Road offers a charming and quietly inviting retreat, perfectly suited to those seeking a home with both character and comfort. Set within a small and friendly mews-style courtyard of similar cottages, the property enjoys a sense of peaceful seclusion while remaining conveniently close to local shops, schools and transport links.

The cottage itself welcomes you with a warm and homely atmosphere, beginning with a newly fitted kitchen/diner designed brilliantly for everyday living, where shaker-style cabinetry, new tiling and practical work surfaces create a bright and functional heart of the home. From here, the space flows into a comfortable lounge, where a bay window draws in soft natural light and a feature fireplace adds a cosy focal point, while a door opens onto the rear courtyard, inviting the outside in during the warmer months. Upstairs, two well-proportioned bedrooms provide restful spaces beneath the eaves, each offering a calm and private outlook, while the bathroom is neatly arranged with classic fittings and tiled finishes.

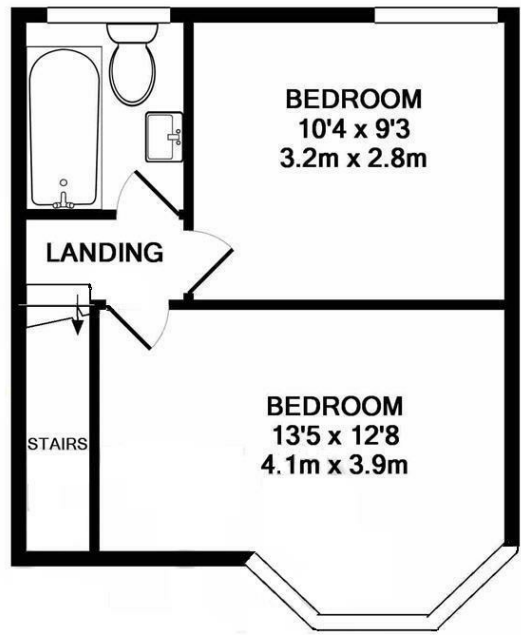
Outside, the cottage reveals a delightful small courtyard garden to the rear, with a raised rockery-style border that adds texture and greenery, creating a charming nook for morning coffee or a quiet evening moment under the open sky. Recently redecorated throughout and offered with gas central heating and no onward chain, the property feels fresh, welcoming and ready for its next chapter—an appealing cottage where the gentle rhythms of coastal living can be enjoyed from the comfort of a home that feels both tucked away and wonderfully connected. ???







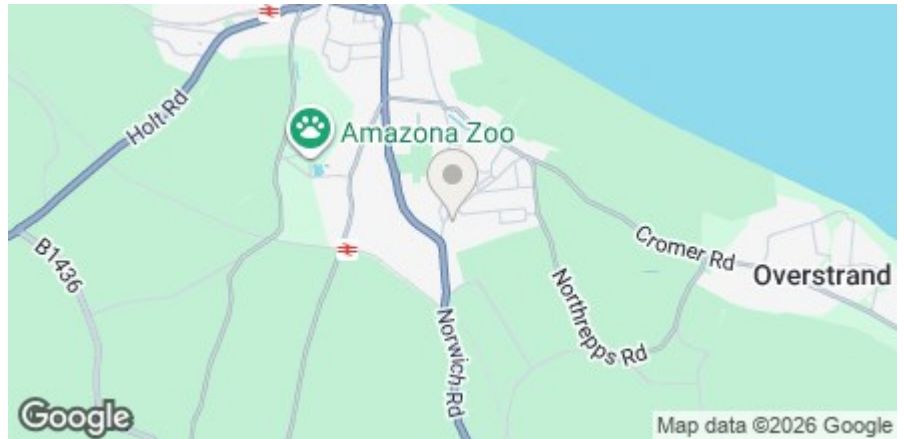
GROUND FLOOR



1ST FLOOR

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. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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