

SOWERBYS

Norfolk Property Specialists



Wildthorn Cottage

Aldborough Road, Calthorpe, Norfolk, NR11 7QP

£675,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



WILDTHORN COTTAGE

Sit elegantly in a large plot, Wildthorn Cottage presents a superb family home behind a quintessential Norfolk brick and flint façade. Boasting over 2,000 sq. ft. of well-presented accommodation, this home provides the space and versatility to accompany any number of 21st Century family lifestyles.

A large welcoming hallway gives access to all the ground floor accommodation which briefly comprises; a homely country kitchen to the rear with ample space for a dining table and wonderful views over the garden, a large living room to the front with woodburning stove and double doors leading to the substantial rear conservatory offering panoramic views of the intricately landscaped garden. The ground floor is completed by a dining room or study, a stylish shower room and a utility/boot room with rear door.

The first floor is home to no less than four bedrooms. A strikingly large triple aspect principal bedroom is accompanied by two further doubles and a single bedroom. All bedrooms are served by the central family bathroom.

Whilst boasting an impressive interior, perhaps the finest feature of this home is the garden. Stretching to approximately an acre (STS) Wildthorn Cottage enjoys a generous frontage with off road parking for several cars in addition to a substantial detached double garage. To the rear, an immaculately landscaped garden begins with a large sun terrace and manicured lawns with raised and well-stocked beds that continue to unfurl down a gentle slope toward a fenced paddock with orchard, wild flower meadows and even room for some free range chickens!



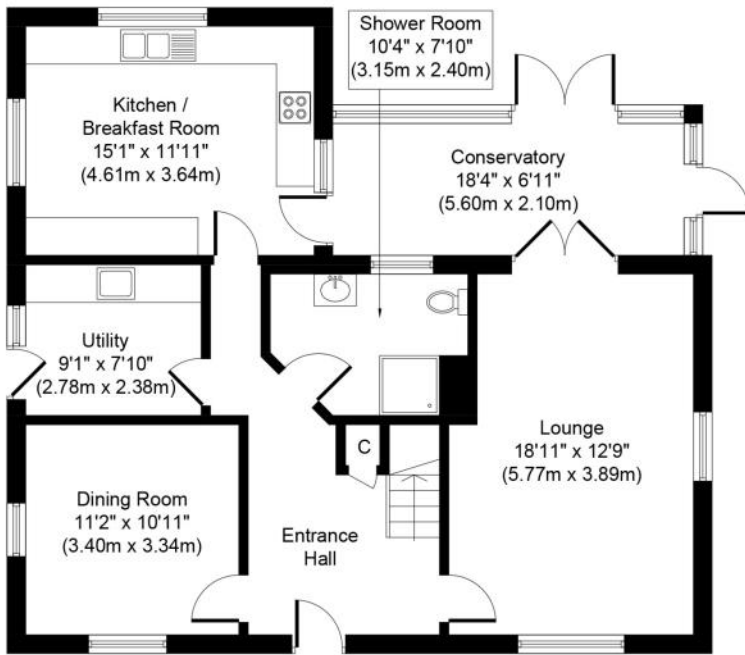
KEY FEATURES

- Most Attractive Brick and Flint Home
- Immaculate Accommodation in Excess of 2,000 sq. ft.
- Four Bedrooms
- Versatile and Flexible Ground Floor Accommodation
- Characterful yet Low Maintenance Home
- Superb and Varied 1 Acre Plot (STS)
- Detached Double Garage/Studio
- Idyllic Village Location

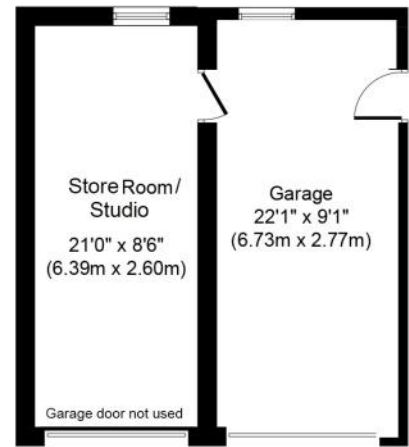




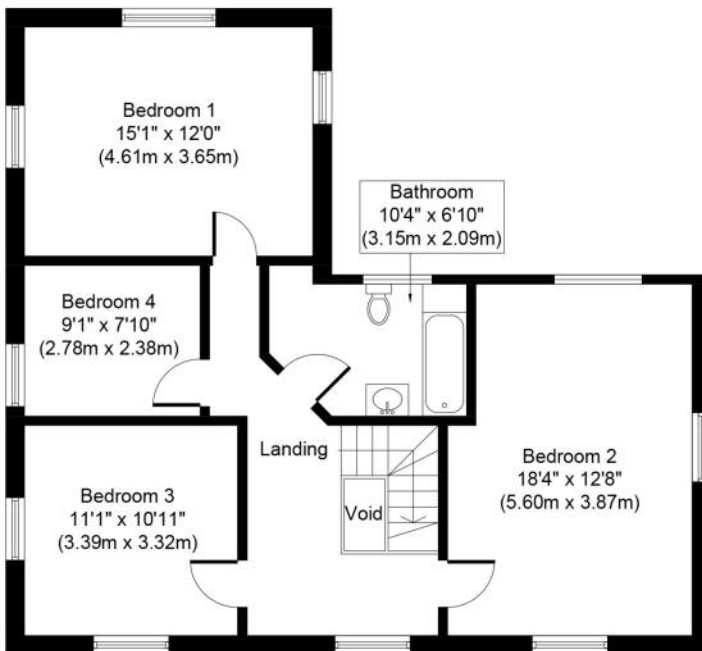




Ground Floor
Approximate Floor Area
1008 Sq. ft.
(93.6 Sq. m.)



Garage / Store Room
Approximate Floor Area
399 Sq. ft.
(37.1 Sq. m.)
(Not Shown In Actual
Location / Orientation)



First Floor
Approximate Floor Area
(Excluding Void)
837 Sq. ft.
(77.8 Sq. m.)



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.

LOCATION

Calthorpe is an attractive and popular small North Norfolk village within the parish of Erpingham. The ideal location means that peace and tranquillity are found in abundance whilst the thriving market town of Aylsham is only 3 miles away. Aylsham offers a wide variety of facilities including butchers, bakers, doctors surgery, chemist, public houses and two supermarkets, there is also a little market held in the market place every Monday. Situated only a few miles from the beautiful North Norfolk coast, an area of outstanding natural beauty with its miles of uninterrupted beaches and bird and nature reserves. The cathedral city of Norwich is also a short drive away with access to all major rail links and Norwich international airport.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8005-4113-8529-4007-0453

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.

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