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## Yew Tree Cottage, The Street, Sutton, Norfolk, NR12 9RF

Nestled in the charming North Norfolk waterside hamlet of Sutton, Yew Tree Cottage offers an idyllic retreat for those seeking to escape the pace of city life and embrace the natural beauty of the Norfolk countryside, the Broads, and the nearby coastline.

Sutton itself is rich in character, surrounded by picturesque landscapes and scenic walking and cycling routes. The village features a historic 14th-century church, a welcoming local hotel, and the popular Sutton Staithe Boatyard, where visitors can hire boats or canoes to explore the tranquil waterways at their leisure.

Set back from the road, the property is approached via a low-maintenance shingle frontage providing off-road parking. Ornate metal gates on either side lead to a neatly maintained rear garden, where a sun terrace extends onto a lawn bordered by raised beds. The garden also features a children's play area, summer house, and timber storage shed, creating a versatile and private outdoor space.

Internally, the property is beautifully presented throughout. An entrance hallway leads into a generous family lounge, where a central log-burning fireplace creates a warm focal point, flowing seamlessly into the dining area. From here, double doors overlook and open onto the rear garden. An inner hallway provides access to a galley-style kitchen, separate utility room, and a ground floor bathroom. Upstairs, there are three well-proportioned bedrooms, one benefiting from built-in storage, along with a family shower room.

Equally suited as a full-time residence or a peaceful countryside escape, Yew Tree Cottage enjoys excellent local amenities in the surrounding villages, including schools, independent shops, a superstore with petrol station, and reliable public transport links into the historic city of Norwich. Here, residents can enjoy an extensive range of retail outlets, restaurants, cafés, and cultural attractions, all within easy reach.



Detached



Cottage



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band D

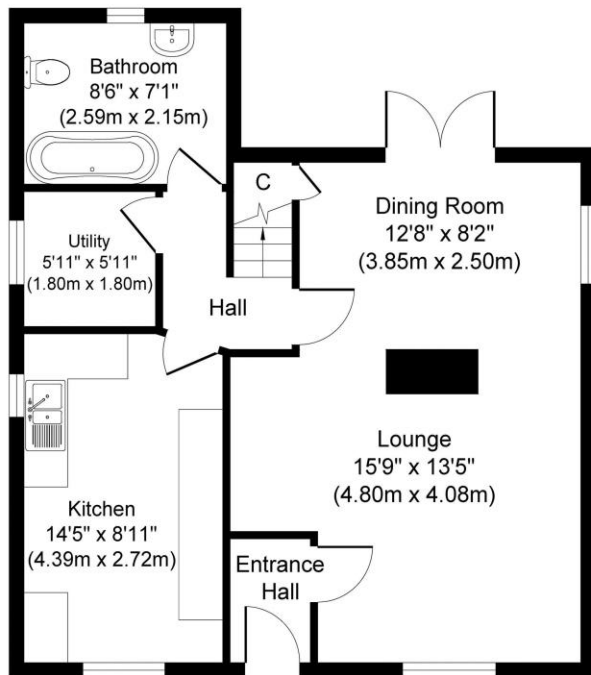


Off-Road  
Parking

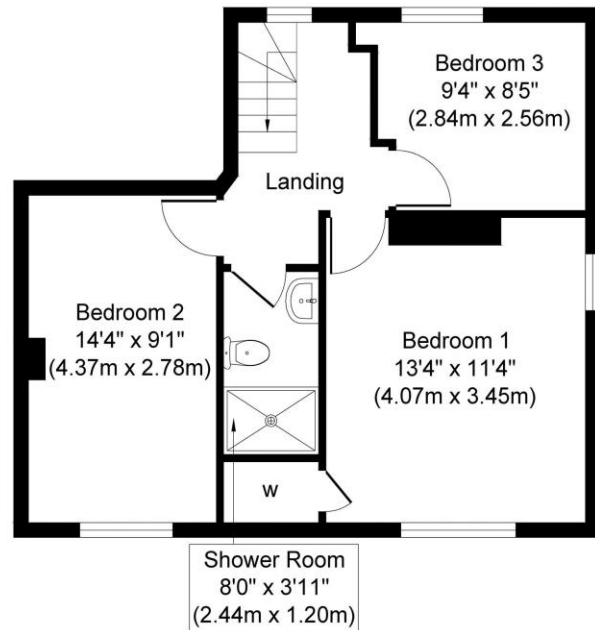


No  
Garage





**Ground Floor**  
**Approximate Floor Area**  
**603 sq. ft**  
**(56.05 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**477 sq. ft**  
**(44.29 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

**Stobart & Hurrell**

Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782





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