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Hawthorn Cottage, The Street, Dilham, Norfolk, NR28 9PT

Hawthorn Cottage is a charming detached period home that exudes character, showcasing many original features including exposed beams, brickwork, and multiple fireplaces. Set in the tranquil riverside village of Dilham, the property enjoys a peaceful rural setting surrounded by unspoilt countryside along the River Ant, with enviable access to the renowned Norfolk Broads and the scenic walking routes of the Weavers Way. While rurally situated, the cottage is close enough to benefit from local amenities, including a primary school, village hall, welcoming public house, and a railway station with convenient links to Norwich.

Occupying a generous plot of approximately a quarter of an acre, Hawthorn Cottage is approached via a gated shingle driveway that leads to a spacious frontage with off-road parking and access to a double garage. The beautifully landscaped side and rear gardens offer a serene retreat, featuring paved terraces perfect for alfresco dining, meandering walkways, well-tended lawns, mature planting, and a tranquil wildlife pond.





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- DETACHED FAMILY HOME
- NORFOLK BROADS LOCATION
- BEAUTIFULLY LANDSCAPED GARDENS

- FOUR RECEPTIONS, THREE BEDROOMS
- OFF-ROAD PARKING & DOUBLE GARAGE
- THIRTY MINUTES TO CITY & TEN TO COAST

- PERIOD PROPERTY WITH ORIGINAL FEATURES
- PLOT MEASURING APPROX. QUARTER OF AN ACRE
- VERSATILE ACCOMMODATION, IDEAL FOR MULTI GENERATIONAL LIVING

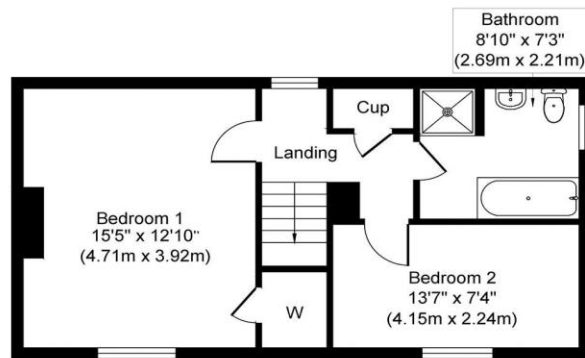
Internally, the accommodation is both spacious and versatile, extending across approximately 2,500 sq ft. The ground floor comprises four reception rooms, a third bedroom or study, a well-fitted kitchen, a separate utility room, and a shower room. Upstairs, there are two further bedrooms, including a generous principal bedroom with built-in storage, and a family bathroom.

Hawthorn Cottage is further enhanced by its location just five miles from the market town of North Walsham, which offers a wide range of amenities including supermarkets, independent shops, a weekly market, and excellent schooling for all ages. The dog-friendly sandy beaches of Happisburgh lie around five miles to the northeast, while Norwich city centre is reachable in under thirty minutes by car, providing access to premier shopping, cultural attractions, and mainline rail services.

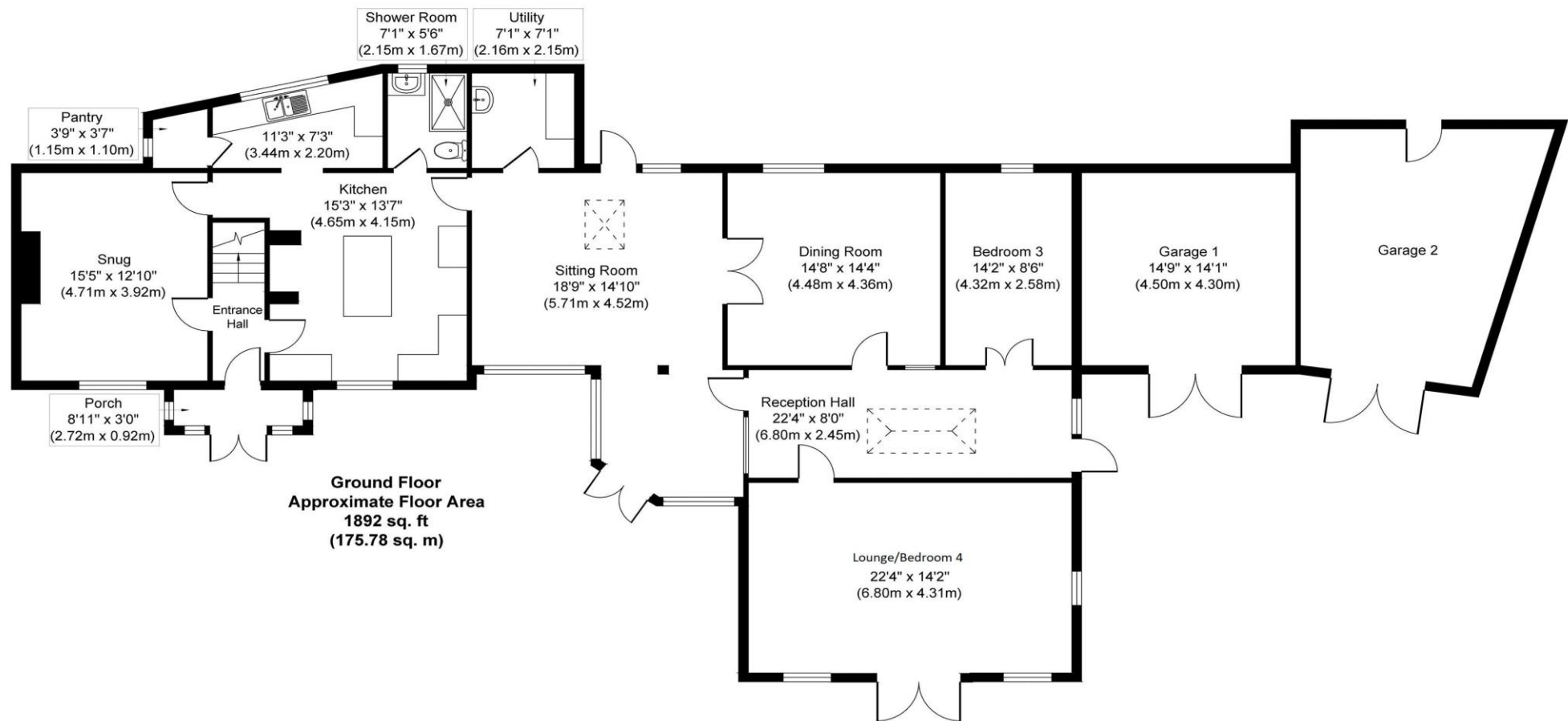




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First Floor
Approximate Floor Area
475 sq. ft
(44.13 sq. m)

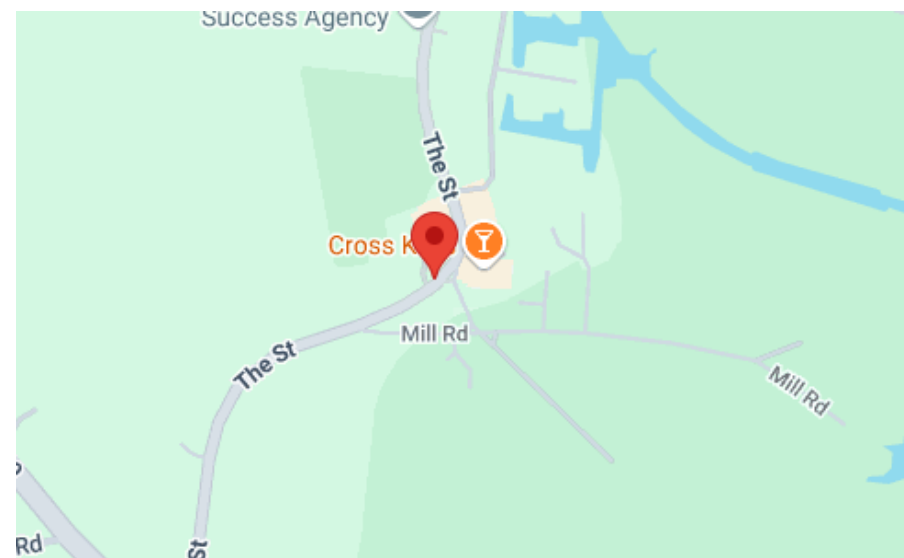


Ground Floor
Approximate Floor Area
1892 sq. ft
(175.78 sq. m)

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		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		





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Stobart & Hurrell

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