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20 Church Street, Northrepps, Cromer, Norfolk, NR27 0AA

A charming semi-detached brick, knapped flint and thatched Grade II listed cottage, complete with a separate one-bedroom outbuilding, ideal for guest accommodation, independent living for young adults, or multi-generational use. Situated within an Area of Outstanding Natural Beauty in the sought-after North Norfolk village of Northrepps, the property enjoys a peaceful countryside setting while remaining within easy reach of local amenities. The village itself offers a strong sense of community and benefits from facilities including The Foundry Arms, a primary school, church, village hall, football ground, and an abundance of scenic countryside and coastal walks.

Set back and screened from the road by a low wall and established planting, the property is approached through a timber gate leading to a neatly maintained front lawn garden. To the rear, an easy-to-maintain courtyard provides access to the separate outbuilding, offering flexible additional accommodation.

Internally, the cottage has been much improved by the current owners, but would still benefit from a programme of refurbishment. An enclosed entrance lobby leads into a generous lounge with feature fireplace, which flows through to a kitchen/breakfast room. To the first floor are two bedrooms and a family bathroom, while a third bedroom with WC facilities occupies the top floor. The detached outbuilding provides further versatility, with a reception room and a utility/shower room.

The property's appeal is further enhanced by its proximity to the coastal villages of Overstrand and Cromer, where a wide range of amenities can be found, including supermarkets, independent shops, schools, the historic Cromer Pier and Pavilion Theatre, as well as beautiful Blue Flag beaches. The nearby coastal locations of West Runton and Sheringham, along with the historic Felbrigg Hall and its surrounding estate, provide further opportunities to explore the stunning North Norfolk coastline and countryside.

Agents Note: There is an historic covenant relating to the driveway, of which buyers should be aware.



Semi-Detached



House



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band B

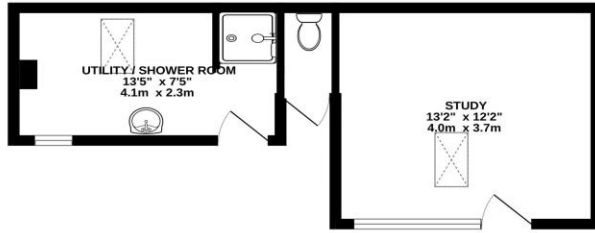


Off-Road
Parking

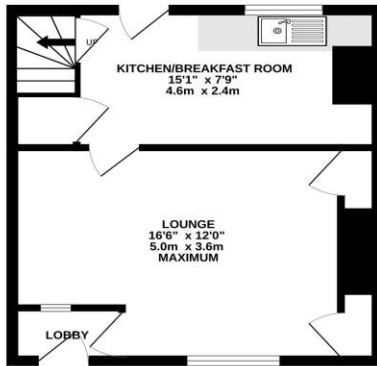


No
Garage

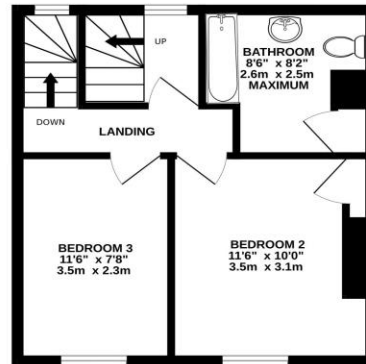




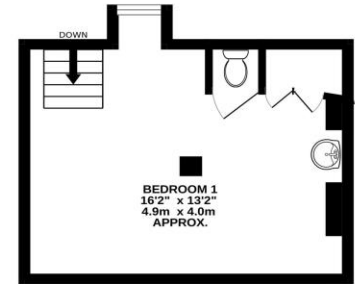
OUTBUILDINGS
271 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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