



York Cottage, Ash Yard, Sharrington

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Minors & Brady

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Guide Price : £350,000 - £375,000. The story of this Sharrington cottage begins with devotion, a restoration documented week by week, beam by beam, by owners who have cared for it since the 1990s. Every surface speaks of time handled gently, of craft remembered rather than replaced. It stands well back from the lane, approached through a gated gravel drive where space, stillness and care seem to meet. Within, the house unfolds across three levels, each with its own quiet rhythm and sense of purpose. Pamment floors and wooden beams whisper of age, while the glow of twin log fires anchors the home in warmth and light. The kitchen balances tradition with simplicity, built for both conversation and quiet making. On the upper floors, the rooms shift in feeling, some restful, some lively, each with field views and hold a trace of the home's evolving story. The garden beyond is partly enclosed by flint walls, where flowers, lawn and wildlife weave together without haste. Brick and flint detailing catch the light differently through the day, a reminder of hands that shaped them long ago. This cottage is not merely preserved; it is continuously loved, a record of patience and care that lives in every line of its making.

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- Restoration lovingly documented over decades, capturing each careful stage of renewal and craftsmanship
- Gated gravel driveway offering a graceful approach and generous space for multiple vehicles
- Set well back from the lane, providing a gentle sense of seclusion and field views
- Three-level layout, each floor revealing its own character, rhythm, and purpose
- Pamment floors and exposed beams echoing the home's heritage and artistry
- Two inviting log fires framed by handsome brick chimneys, lending warmth and glow throughout





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:



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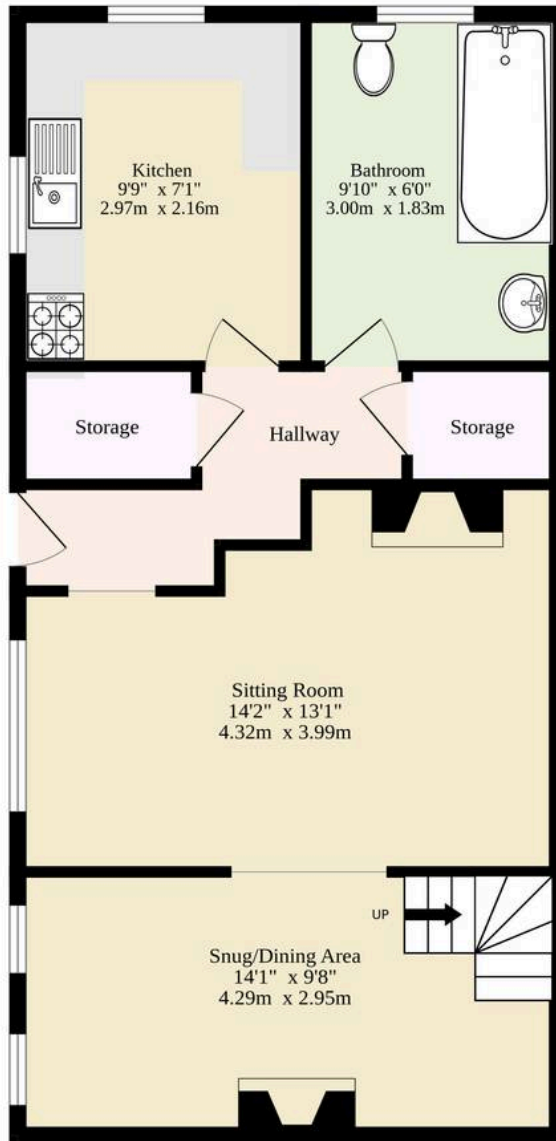
The Location

York Cottage, Ash Yard sits along Holt Road in the picturesque village of Sharrington, a location that perfectly balances peaceful countryside living with excellent access to North Norfolk's most sought-after destinations. The village itself is quiet yet welcoming, surrounded by rolling farmland, wide skies and traditional brick-and-flint architecture that give this corner of Norfolk its distinctive charm.

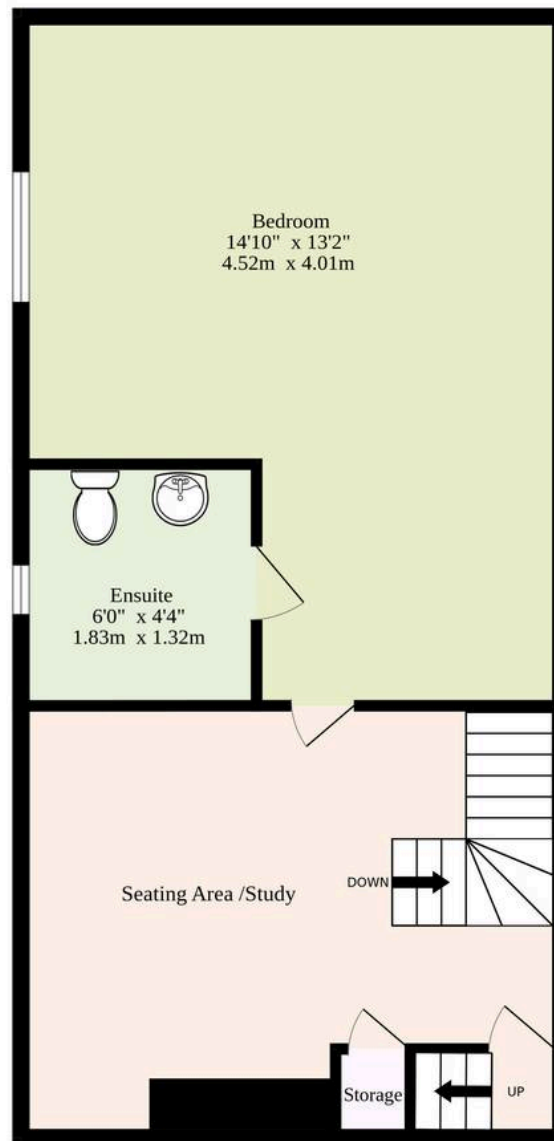
Just a short drive away lies Holt, a vibrant Georgian market town with a strong sense of community and enduring character. The town's identity has been shaped in part by Gresham's School, a prestigious institution that has been at the heart of Holt for more than 450 years. The historic streets



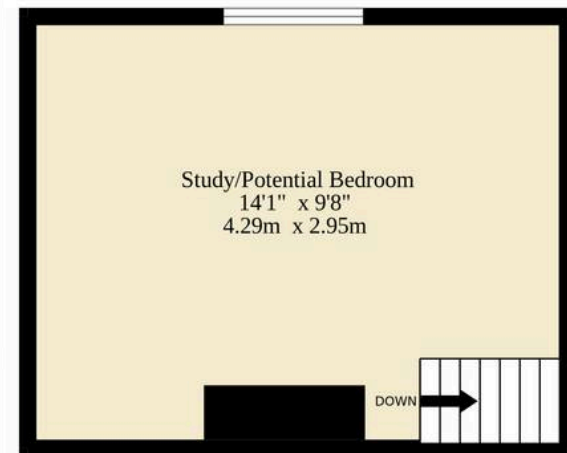
Ground Floor
473 sq.ft. (43.9 sq.m.) approx.



1st Floor
332 sq.ft. (30.8 sq.m.) approx.



2nd Floor
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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Minors & Brady
Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

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