



THE STORY OF

Little Coppings

Corpusty , Norfolk

SOWERBYS



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Little Coppings

Corpusty, Norfolk
NR11 6RU

Detached Bungalow Set Within
Approximately 3.25 Acres (STMS)

Beautifully Landscaped Parkland-Style Grounds

Spacious and Well-Presented Throughout

Large Triple-Aspect Sitting
Room with Log Burner

Charming Country-Style Kitchen/Dining Room

Three Generous Bedrooms

Principal Bedroom with Ensuite
Bathroom and Private Snug

Attractive Bluebell Woodland, Mature
Trees and Extensive Lawns

Useful Outbuilding Providing Additional Space

Excellent Scope for Extension or Alteration,
Subject to the Necessary Consents

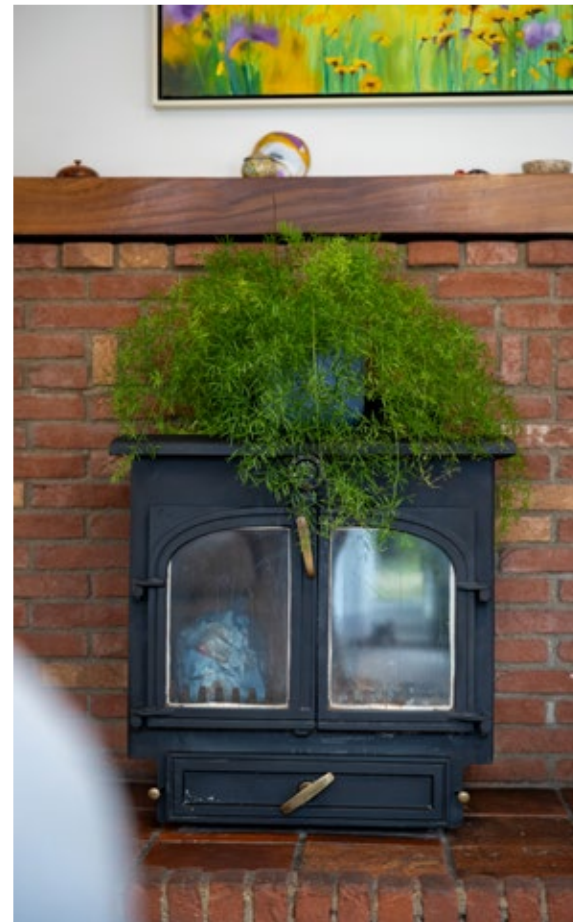
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A charming detached bungalow set within approximately 3.25 acres (STMS) of beautifully landscaped grounds, offering spacious and versatile accommodation together with considerable scope for future enhancement.

Little Coppings is an attractive detached bungalow occupying an enviable private setting, surrounded by approximately 3.25 acres of established grounds. Well presented throughout, the property combines generous living accommodation with a wonderful sense of space and a delightful rural outlook.

At the heart of the home is a large triple-aspect sitting room, enjoying an abundance of natural light and featuring a welcoming log burner, creating a comfortable and inviting space in which to relax and entertain. The country-style kitchen/dining room is equally appealing, with views extending across the surrounding grounds and providing a lovely setting for everyday family life and entertaining.

There are three generous bedrooms, with the principal bedroom particularly well appointed, benefiting from its own ensuite bathroom and private snug. The accommodation is spacious and flexible, making the property ideally suited to family living while also offering scope to adapt the layout to individual requirements.





A home where space,
privacy and countryside
living come together
beautifully.



The grounds are undoubtedly one of Little Coppings' greatest attractions. Extending to approximately 3.25 acres (STMS), they have been thoughtfully landscaped in a parkland style, incorporating extensive areas of lawn, mature trees and areas of woodland, including a particularly attractive bluebell wood. A useful outbuilding provides valuable additional space for storage, hobbies or other uses.

The combination of substantial grounds, spacious accommodation and a peaceful countryside setting makes Little Coppings a particularly special home. There is also excellent potential for extension or alteration, subject to the necessary planning consents, allowing future owners the opportunity to further enhance and personalise the property.

A rare opportunity to acquire a spacious and well-presented detached bungalow with generous grounds, versatile accommodation and exciting potential for the future.



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.

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Corpusty

COUNTRYSIDE CALM WITH COAST
AND CULTURE

Located within the North Norfolk countryside, the village of Corpusty offers a peaceful rural setting with a strong sense of community, while remaining well connected to nearby towns and the coast. Surrounded by open farmland and attractive countryside, it provides an appealing balance of space and accessibility.

Village life centres around St Peter's Church, Corpusty, a historic landmark that reflects the area's heritage. The village features a mix of traditional brick and flint homes alongside more contemporary properties, all set within a picturesque landscape.

For dining, The Dukes Head, Corpusty is a popular choice, offering a welcoming atmosphere and locally inspired menus. A short drive away, The Gate of India, Saxthorpe provides a well-regarded alternative, while The Gunton Arms combines food with a distinctive setting. The nearby market town of Holt expands the selection with independent cafés, restaurants and boutique shopping.

Everyday amenities can be found in Aylsham, while schooling is well catered for by Corpusty Primary School and Reepham High School and College.

The city of Norwich is within easy reach, offering extensive retail, cultural attractions and direct rail links. The North Norfolk coastline is also nearby, making Corpusty an excellent base for enjoying both countryside and coastal living.



Note from Sowerbys



“Space for family life, entertaining and everything in between.”



SERVICES CONNECTED

Mains water and electricity. Drainage via cesspool. Heating via air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 4790-6059-0822-7606-3063.

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.

TENURE

Freehold.

LOCATION

What3words: ///narrates.exacts.bake

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SOWERBYS

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