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Knoll Cottage, The Street, Knapton, Norfolk, NR28 0AD

A charming and extended character cottage, complemented by a self-contained one-bedroom annexe and occupying a generous plot approaching a quarter of an acre. Situated on the edge of the peaceful North Norfolk village of Knapton, the property enjoys a delightful semi-rural setting surrounded by open countryside while remaining within easy reach of local amenities, including St Peter and St Paul's Church and the village hall.

Renowned for its tranquil atmosphere, Knapton is particularly appealing to walkers, cyclists, and nature lovers, with an extensive network of quiet country lanes and footpaths to explore. Nearby, Knapton Cutting, a former railway line between North Walsham and Mundesley, has been transformed into a thriving nature reserve, renowned for its wildflowers, butterflies, and abundant wildlife. For a wider range of amenities, the nearby market town of North Walsham offers supermarkets, schools, healthcare facilities, independent shops, and a railway station providing services to Norwich, with onward connections to London.

The property is approached via a generous shingle driveway providing ample off-road parking. Beautifully landscaped south-west-facing gardens wrap around the side and rear of the home, creating a wonderful outdoor environment for relaxation and entertaining. A paved terrace, mature planting, and a brick-built outbuilding enhance the appeal, while a covered porch offers a versatile space for outdoor dining, social gatherings, or practical storage.





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- DETACHED COTTAGE
- SELF-CONTAINED ANNEXE
- AMPLE OFF-ROAD PARKING

- SOUTH WEST FACING GARDENS
- WELL-PRESENTED THROUGHOUT
- FOUR BEDROOMS, TWO WITH EN-SUITE

- APPROX. TWO MILES TO THE COASTLINE
- SOUGHT AFTER NORTH NORFOLK VILLAGE
- SEMI-RURAL SETTING WITH ACCESS TO AMENITIES

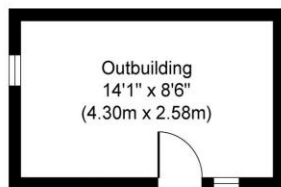
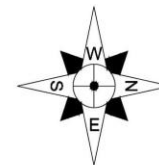
Inside, the cottage is well-presented and seamlessly blends character features with modern comforts. An entrance hall provides access to the self-contained annexe, offering excellent flexibility for multi-generational living, guest accommodation, or potential income generation (Subject to the usual permissions). The principal residence boasts spacious and versatile accommodation, including a well-appointed kitchen/breakfast room, cloakroom, a welcoming family lounge centred around a feature fireplace, and a separate dining room that flows into a delightful garden room overlooking the grounds. The first floor comprises three well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from en-suite facilities.

Further enhancing its appeal, the property enjoys an excellent location within easy reach of both the stunning North Norfolk coastline and the renowned waterways of the Norfolk Broads National Park. The historic city of Norwich, approximately 19 miles away, provides an extensive range of shopping, dining, cultural attractions, leisure facilities, and a mainline rail service to London Liverpool Street. Combining village charm, flexible accommodation, beautiful gardens, and an enviable location, this delightful cottage offers an exceptional opportunity to enjoy the very best of Norfolk living.

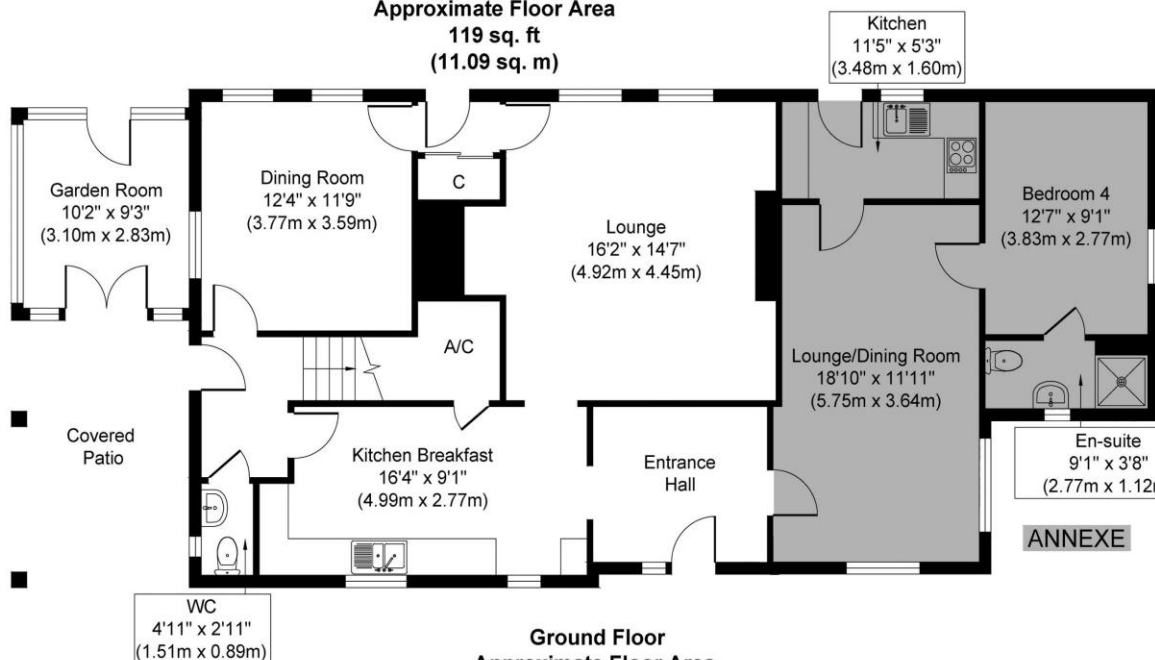




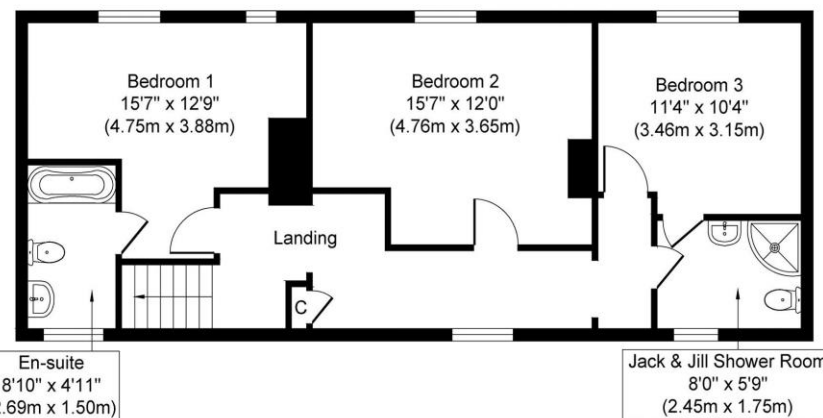
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Outbuilding
Approximate Floor Area
119 sq. ft
(11.09 sq. m)



Ground Floor
Approximate Floor Area
1247 sq. ft
(115.82 sq. m)



First Floor
Approximate Floor Area
713 sq. ft
(66.24 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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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