



CHURCH STREET CROMER, NR27 0AA

£250,000
FREEHOLD

***** Guide Price of £250,000 - £260,000*****

This stunning cottage is set in the North Norfolk village of Northrepps, under two miles to the beaches and a short distance to the increasingly sought after seaside town of Cromer.

Foundry Cottage is immaculate throughout and has been renovated to a very high standard. This quintessential cottage consists of two double bedrooms and a family bathroom. To the ground floor there is a beautiful living room with wood burner and a fitted kitchen-breakfast room. To the outside is a low maintenance garden and parking to the front making it ideal as a second home.

HENLEYS
Residential Sales & Lettings

CHURCH STREET

- CHAIN FREE • STUNNING COTTAGE • TWO DOUBLE BEDROOMS • FAMILY BATHROOM • SPACIOUS LOUNGE WITH WOOD BURNER • KITCHEN - BREAKFAST ROOM • PARKING AND LOW MAINTENANCE GARDEN • BEAUTIFUL VILLAGE LOCATION • UNDER 2 MILES TO BEACHES • VIEWING HIGHLY RECOMMENDED



Northrepps

Northrepps is a beautiful north Norfolk village with a lovely local pub with an excellent reputation of superb food and a friendly atmosphere, there is also a village hall and primary school. Cromer is under 1.5 miles along with the sought after villages of Overstrand and Southrepps.

Cromer is a vibrant town brimming with Victorian charm. Famous for its expansive beaches, renowned Cromer crabs, and traditional pier, it's home to the last Seaside Special Variety Show in the UK. Steeped in rich fishing heritage, Cromer also boasts a historic lighthouse and a proud RNLI lifeboat tradition.

The town offers a delightful blend of independent shops, supermarkets, and an array of cafes, restaurants, and pubs, catering to all tastes. Whether you're looking for a peaceful retreat or an active lifestyle, Cromer has it all, including a range of holiday accommodations. For those seeking adventure, convenient train and bus links connect you to the Norfolk Broads and the city of Norwich, just 23 miles away.

Cromer is well-equipped with essential amenities, including a hospital, GP and dental surgeries, a library, and the Royal Cromer Golf Club. Fitness enthusiasts and newcomers alike can enjoy two local park runs at nearby National Trust properties, Blickling Hall and Sheringham Park-an excellent way to stay fit, improve well-being,

and integrate into the community.

Whether you're drawn by the coastal lifestyle or the warm, welcoming community, Northrepps is the perfect place to call home.

Overview

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Viewing on this property is highly recommended,.

Inner Hallway

Double glazed window to the front, carpets, radiator and under stairs storage. Stairs to the first floor.

Living Room

Double glazed window to the side and door to the side to access the courtyard garden. Wood effect laminate flooring, wall lights, radiators and fireplace with wooden mantle and woodburner.

Kitchen

Double glazed window to the side overlooking the courtyard garden. Wall and base units and display cupboard with plate rack. Wood effect work tops built in oven and hob and space and plumbing for dishwasher, space for fridge freezer, sink drainer and storage cupboard. Wood effect laminate flooring and door to access patio area and low maintenance garden.

Landing

Double glazed window to the front, carpets, loft access and built in cupboards.

Bedroom One

Double glazed window to the rear, wooden flooring and radiator.

Bedroom Two

Double glazed window to the rear, wooden flooring, radiator and exposed beam.

Bathroom

Double glazed window to the front, part subway tiled, bath with shower over and glass screen. Wash hand basin, WC, and wall mounted chrome heated towel rail. Wood effect flooring.

Outside

This beautiful low maintenance garden is very private with beautifully tiled, paved and shingle areas to catch the sunshine and enjoy some alfresco dining.

Agents Notes

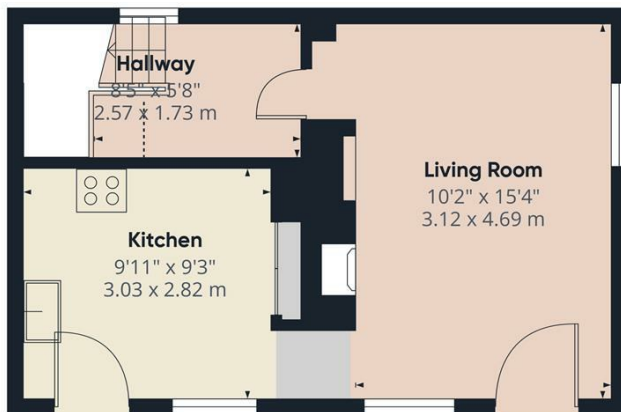
Council Tax Band B

EPC - D

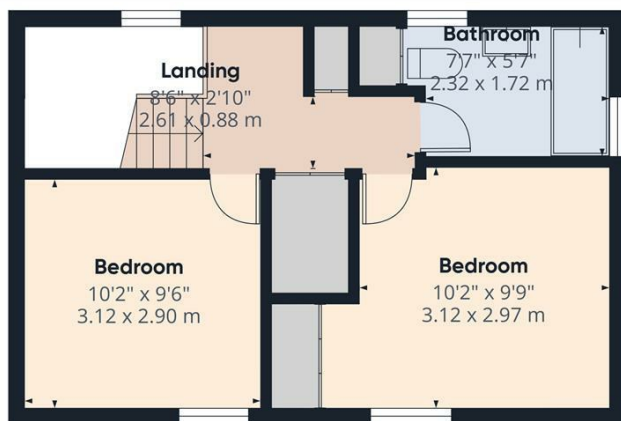
Mains Electric water & electric central heating

FOUNDRY COTTAGE CHURCH





Ground Floor



Floor 1

Approximate total area⁽¹⁾
660 ft²
61.4 m²

Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	