



A SEMI-DETACHED PERIOD COTTAGE WITH PARKING AND SOUTH-FACING GARDENS JUST 6 MILES FROM THE COAST

Sarah's Cottage, Station Road, Stanhoe, Norfolk PE31 8QN

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ESTABLISHED 1966

Sarah's Cottage
Station Road
Stanhoe
King's Lynn
Norfolk PE31 8QN

*A SEMI-DETACHED PERIOD COTTAGE WITH PARKING AND SOUTH-FACING GARDENS
JUST 6 MILES FROM THE COAST*

Guide Price: £475,000 (18.03.24)
Freehold BUR240013

- Cobbled flint period cottage in a village setting
- Offered for sale with no onward chain
- Situated a short drive from Burnham Market and Brancaster beach
- Accommodation of almost 1000 sq.ft. comprises; Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Shower Room/WC, Landing, two double Bedrooms, Bathroom.
- Outside; South-facing lawned garden, off road parking, large timber summer house with paved and shingled terrace.
- Desirable features include; double glazed timber windows, exposed ceiling timbers, wooden floors, wood-burning stove, vaulted ceiling to kitchen and far-reaching countryside views from the first floor.





STANHOE is a delightful north Norfolk village, centred around a crossroads and a large natural pond which provides habitat for geese and wildfowl. There is a highly-regarded village pub, The Duck Inn, about which food critic Giles Coren wrote, "the food here was properly good."

The village lies about 6 miles inland from the North Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skylines.

The nearby villages of Burnham Overy Staithe and Brancaster Staithe offer natural harbours and amenities for sailors, which, along with links golf courses at Brancaster (The Royal West Norfolk) and Old Hunstanton, as well as jump racing at Fakenham, are some of the leisure pursuits in the region.

About four miles to the north east is Burnham Market, one of Norfolk's most well-known addresses. A large, thriving village with handsome, principally Georgian properties set around a grassy Market Place (also known as The Green), the village offers a varied selection of traditional shops and hostelrys with barely a high street chain in sight.

There is a mainline railway connection from King's Lynn to London Kings Cross in 97 minutes.





Services – Mains water, electricity and drainage to septic tank

Heating – Independent electric heating & wood-burning stove

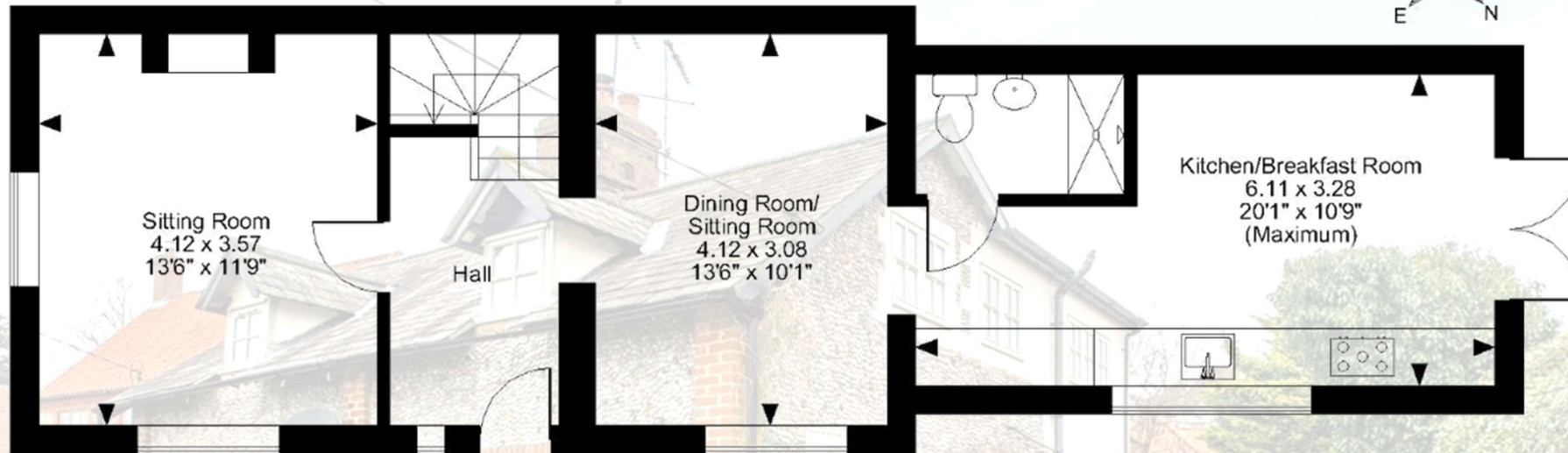
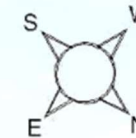
Council Tax Band – Band C

Broadband – Openreach indicate that Ultrafast Full Fibre Broadband is available to the property.

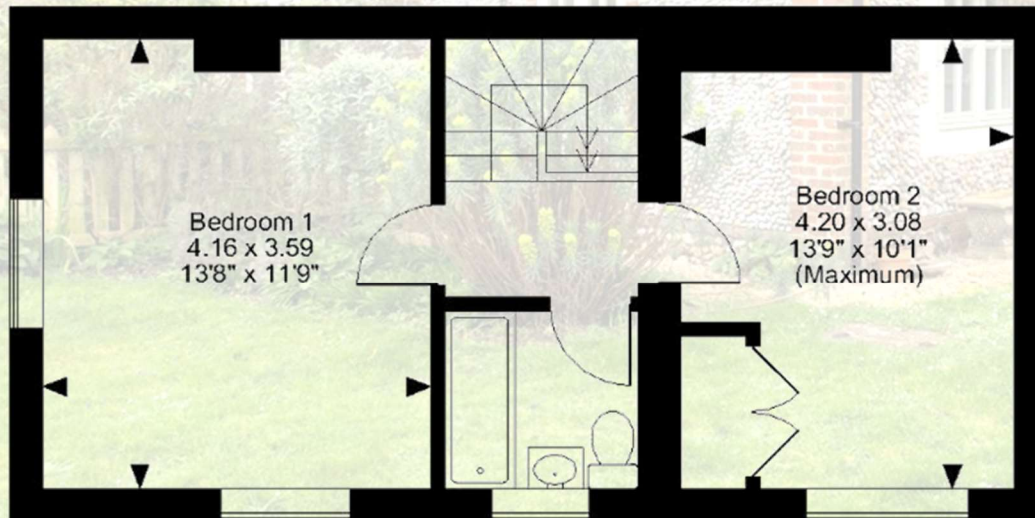
Mobile Coverage – Ofcom indicates that EE has voice & data available inside the property & Vodafone and O2 have voice only. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.



Sarahs Cottage, Station Road, Stanhoe
 Approximate Gross Internal Area
 997 Sq Ft/93 Sq M



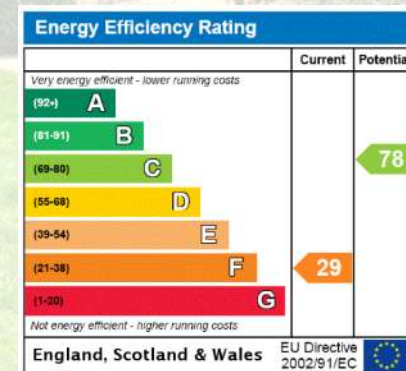
Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



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