



Honeysuckle Cottage, Stanhoe
Guide Price £695,000

**BELTON
DUFFEY**

Honeysuckle Cottage

Bircham Road, Stanhoe, Norfolk,
PE31 8PT



A delightful character cottage offering 3 bedroom, 2 bathroom accommodation in a charming edge of village location with views over a natural pond and surrounding countryside.

DESCRIPTION

Honeysuckle Cottage presents an exciting opportunity to acquire a delightful 'chocolate box' brick and flint home, situated on the western edge of the popular rural village of Stanhoe, just four miles from the well-regarded market town of Burnham Market. The property offers superbly presented, characterful accommodation, thoughtfully arranged to combine charm with practicality. At its heart is a cosy sitting room featuring an impressive inglenook fireplace with wood burning stove, which opens into a striking oak framed vaulted garden room enjoying fine views over a neighbouring natural pond and the surrounding countryside. The well-appointed kitchen is complemented by a separate utility room, while the ground floor also provides a bedroom and shower room, offering flexible living arrangements. Upstairs, the landing leads to two further bedrooms, along with a bathroom and separate cloakroom.

Period features abound throughout, including exposed beams, brick and flint walls and traditional latch doors. Additional benefits include oil-fired central heating and a useful entrance hall with space for coats and shoe storage.

Outside, the gardens and grounds are a particular highlight, wrapping around the property on three sides. They include an extensive gravelled driveway, a substantial timber garage/workshop, as well as a greenhouse, outside utility, wood store and a charming covered seating area overlooking the gardens and adjacent pond creating a wonderfully complete rural setting.

GROUND FLOOR

Honeysuckle Cottage is accessed from the driveway to the front of the property into the entrance hall leading through to the central sitting room featuring an impressive inglenook fireplace with a wood burning stove. A wide opening leads through to the oak framed garden room with a striking vaulted ceiling and two sets of French doors opening onto the rear garden, offering delightful views across a neighbouring pond. The kitchen/breakfast room is well appointed with a range of fitted base and wall units, complemented by a separate utility room that provides access to a shower room. The ground floor accommodation is completed by a generously sized bedroom.



what3words: ///craftsmen.slumped.freedom

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

The spacious first floor landing has room for freestanding furniture, a dormer window with fine countryside views and doors to the 2 upstairs double bedrooms, the bathroom and cloakroom.

OUTSIDE

Honeysuckle Cottage is accessed through a five bar gate opening onto a broad gravelled driveway providing parking for several vehicles and leading to the substantial timber garage/workshop with power and light.

The gardens are a delight and wrap around the cottage to three sides with fine views over the neighbouring natural pond and surrounding countryside. There are neat lawns interspersed with specimen trees with well stocked plant and shrub borders. A screened area to the side of the cottage provides useful storage for refuse bins and a log store with the main gardens being to the west featuring a timber utility room with power and light, garden shed and a charming covered seating area making the most of the fine waterside views.

SERVICES AND EPC RATING

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band D.

TENURE

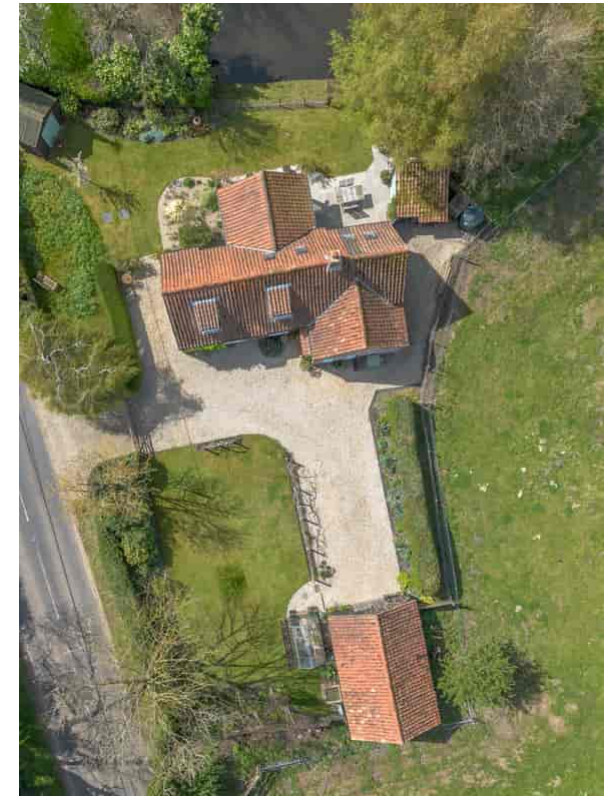
This property is for sale Freehold.

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SITUATION

Stanhoe is a delightful village in north Norfolk, centred around a crossroads and a large natural pond that provides a haven for geese and wildfowl. Just a mile inland from the North Norfolk coast - an Area of Outstanding Natural Beauty renowned for its vast sandy beaches and endless skylines - Stanhoe offers the perfect balance of tranquillity and accessibility.

At the heart of the village is The Duck, a highly regarded pub and restaurant serving excellent food and real ales, alongside the attached Stanhoe Stores, which stocks a range of essentials, local treats, and gifts. The village is also home to All Saints' Church, whose origins date back to the late 13th century, which was later restored in the Victorian era and features beautiful stained glass.

Despite its peaceful setting, Stanhoe's position just off the B1155 makes it ideally situated for exploring both the coast and the surrounding countryside. Nearby, the coastal villages of Burnham Overy Staithe and Brancaster Staithe offer natural harbours and facilities for sailing enthusiasts, while golfers can enjoy the acclaimed courses at Brancaster and Old Hunstanton. For those who prefer horse racing, Fakenham Racecourse is within easy reach. Just five miles to the north east lies Burnham Market, one of Norfolk's most sought after villages, distinguished by its elegant Georgian architecture and attractive Market Place. From King's Lynn, mainline rail services provide a convenient link to London King's Cross, making Stanhoe both a charming and well-connected place to call home.

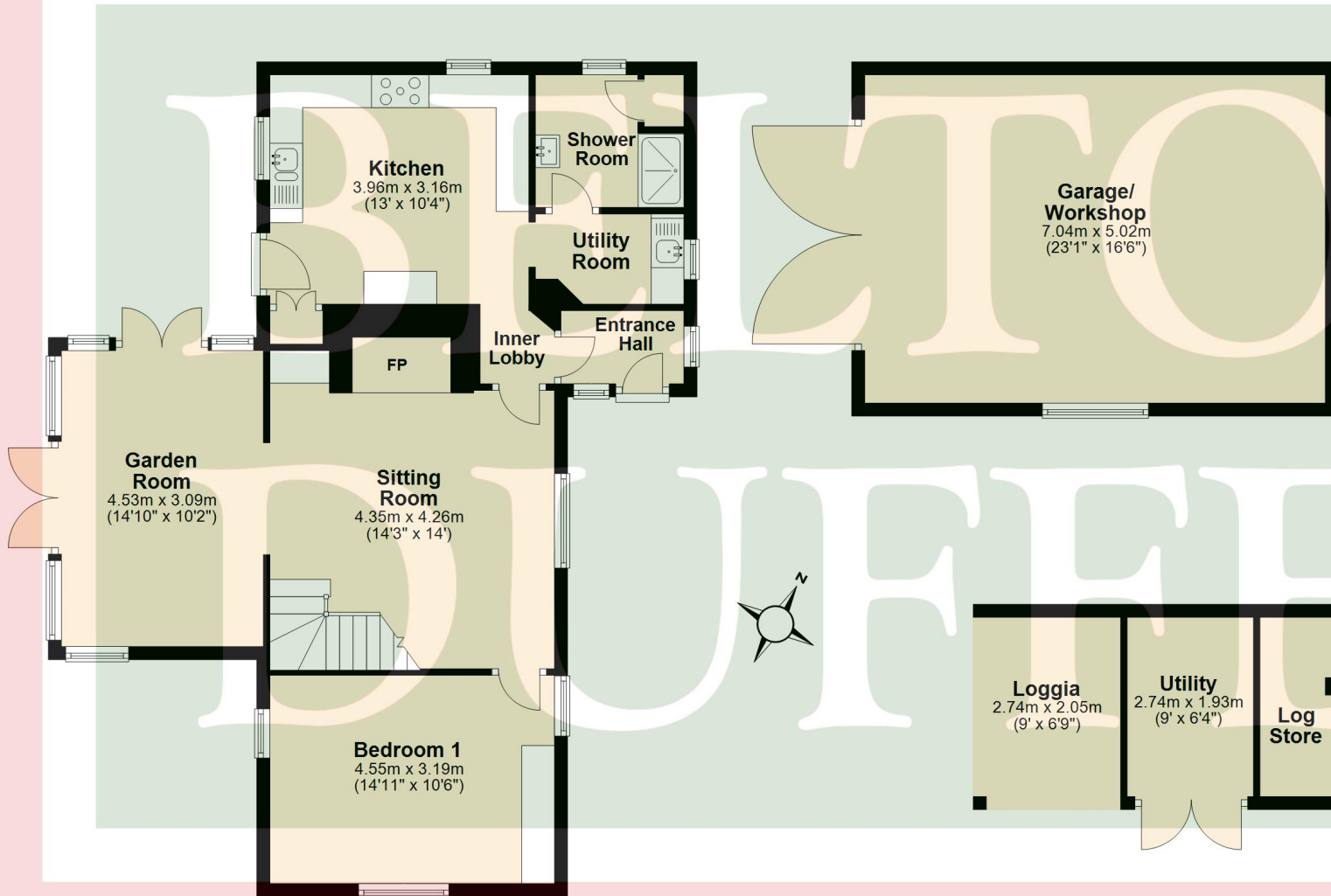






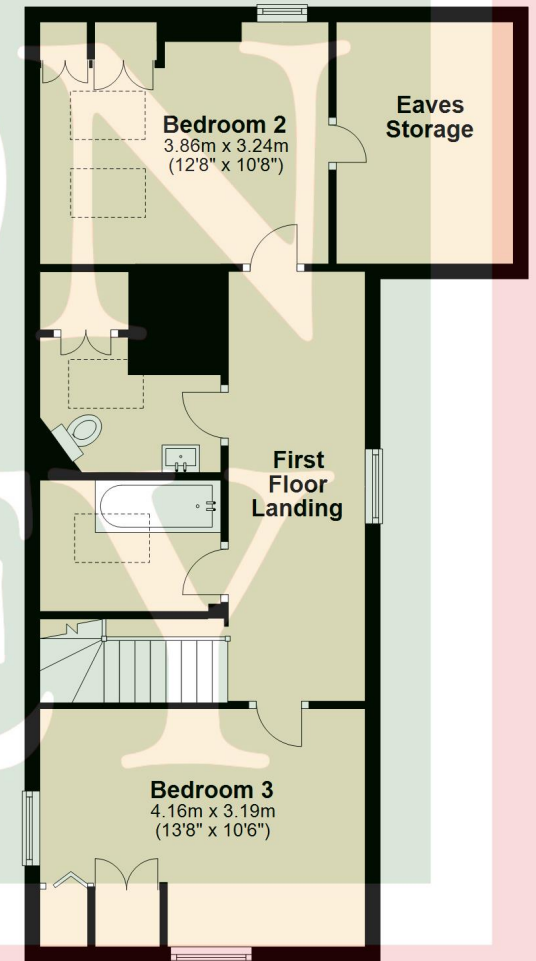
Ground Floor

Approx. 77.7 sq. metres (835.9 sq. feet)
(excluding Garage/ Workshop, Log Store, Utility, Loggia)



First Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 137.9 sq. metres (1484.6 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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