



## Holly Cottage Sandy Lane, West Somerton

In Excess Of: £400,000

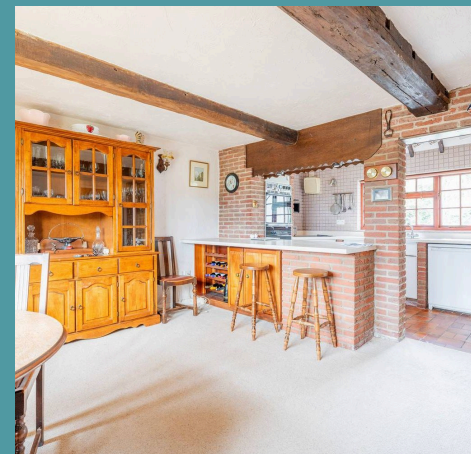
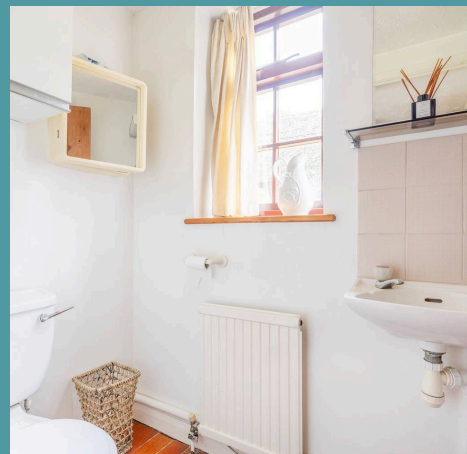
# Holly Cottage Sandy Lane

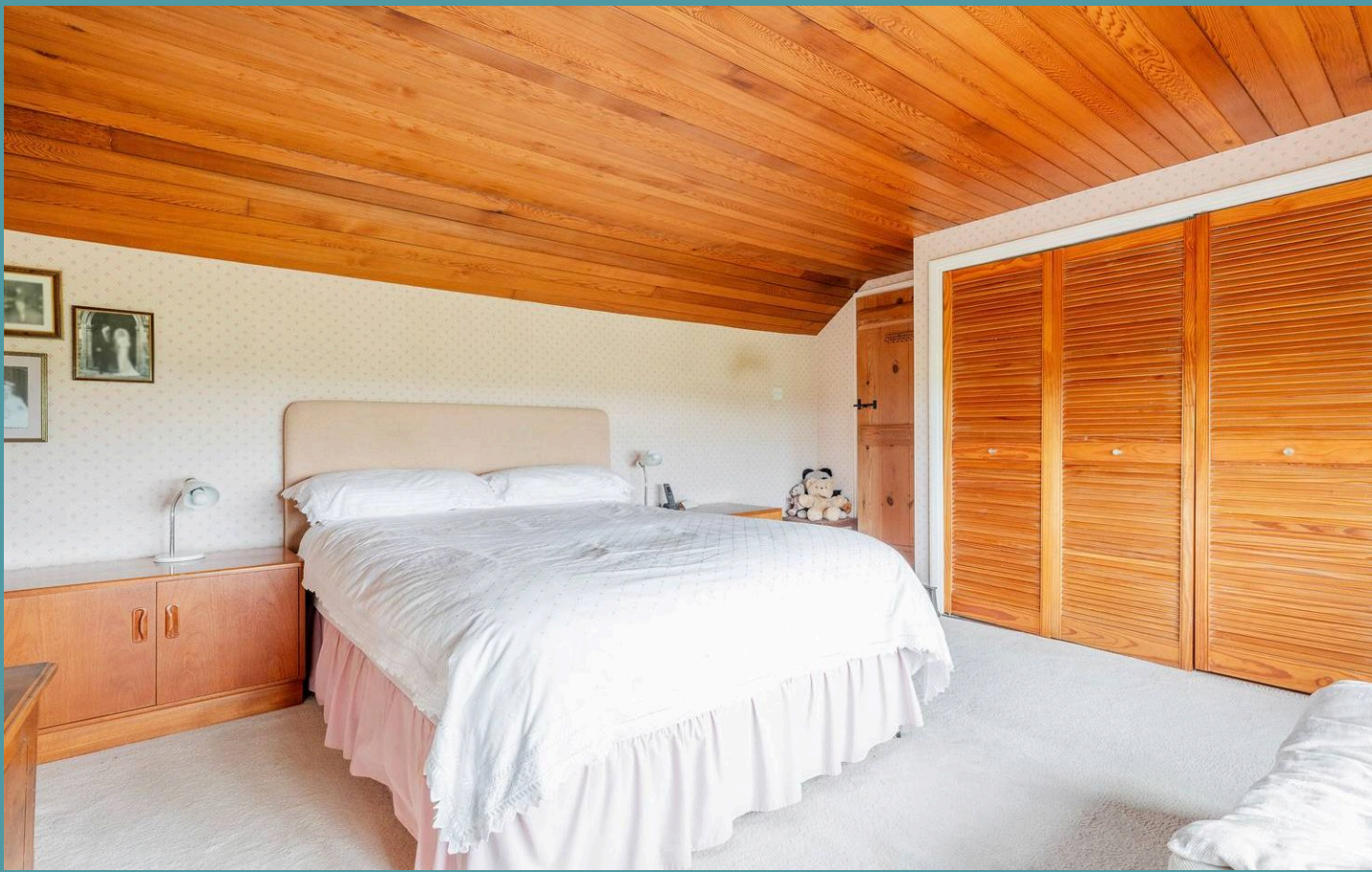
West Somerton, Great Yarmouth

Countryside living awaits in this detached, character-filled cottage, offering 1,288 sq. ft. of thoughtfully designed space with original features throughout. The property boasts two charming bedrooms, versatile reception rooms and a kitchen with a utility room and ground floor WC. Outside, beautifully landscaped gardens with mature shrubs, a spacious lawn, and peaceful woodland views create a serene setting. Additional highlights include a carport, ample parking, and delightful features like a patio for outdoor dining, a charming well, and two summerhouses.

## The Location

Positioned in the village of West Somerton, Sandy Lane offers a countryside escape while still being conveniently connected to local amenities. Situated within the picturesque Norfolk Broads, this charming location is surrounded by stunning landscapes, with scenic waterways, greenery and abundant wildlife right at your doorstep. The famous Horsey Gap Beach, known for its grey seal colony, is just a short drive away, providing beautiful coastal walks and sandy shores perfect for relaxation. Nearby, the quaint village of Martham offers shops, pubs, and essential services, while the vibrant market town of Great Yarmouth is only 10 miles away, offering a wider array of entertainment, shopping, and dining options. This prime location combines the peace of rural living with easy access to coastal beauty and local attractions, making it a perfect spot for those seeking a serene yet connected lifestyle.





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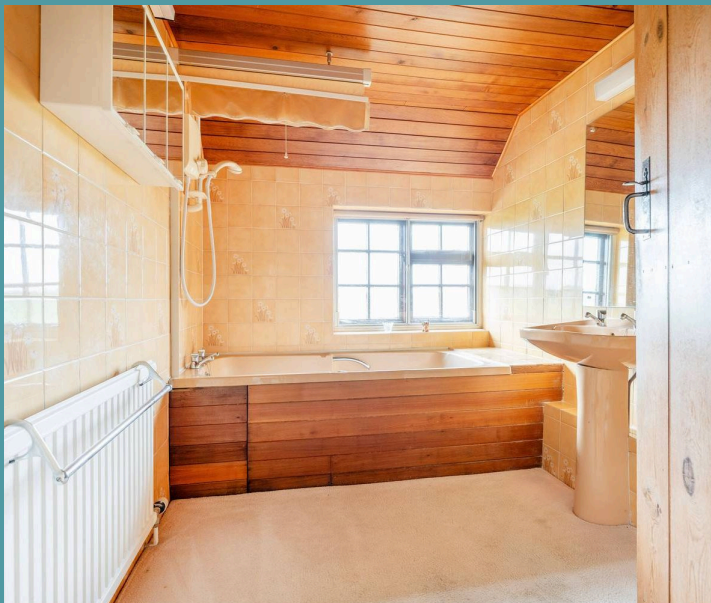
West Somerton, Great Yarmouth

Sandy Lane, West Somerton

This period cottage offers 1,288 sq. ft. of character-filled living space with original features throughout. The living room serves as the mains space to unwind, featuring high ceilings with exposed beamwork, a stunning brick-accented fireplace and a log burner that creates a warm and inviting atmosphere.

A second reception room provides additional space, perfect as a dining area or home office. The well-appointed kitchen, complemented by a separate utility room and ground floor WC, ensures convenience and practicality.

Upstairs, the cottage includes two charming bedrooms, each offering a cosy and restful atmosphere. The first-floor bathroom features a modern three-piece suite, enhanced by wood accents that seamlessly tie in with the property's overall aesthetic. The thoughtful layout ensures a seamless flow throughout, making the home both comfortable and versatile for everyday living or entertaining.





## Holly Cottage Sandy Lane

West Somerton, Great Yarmouth

Outside, the property is set on a private and expansive plot, with beautifully landscaped gardens featuring mature shrubs and a sprawling lawn that backs onto peaceful woodland.

The rear garden is a haven, complete with a patio area for outdoor dining, a charming well, and two summerhouses.

A carport and ample parking add further practicality, making this property an inviting and picturesque home.

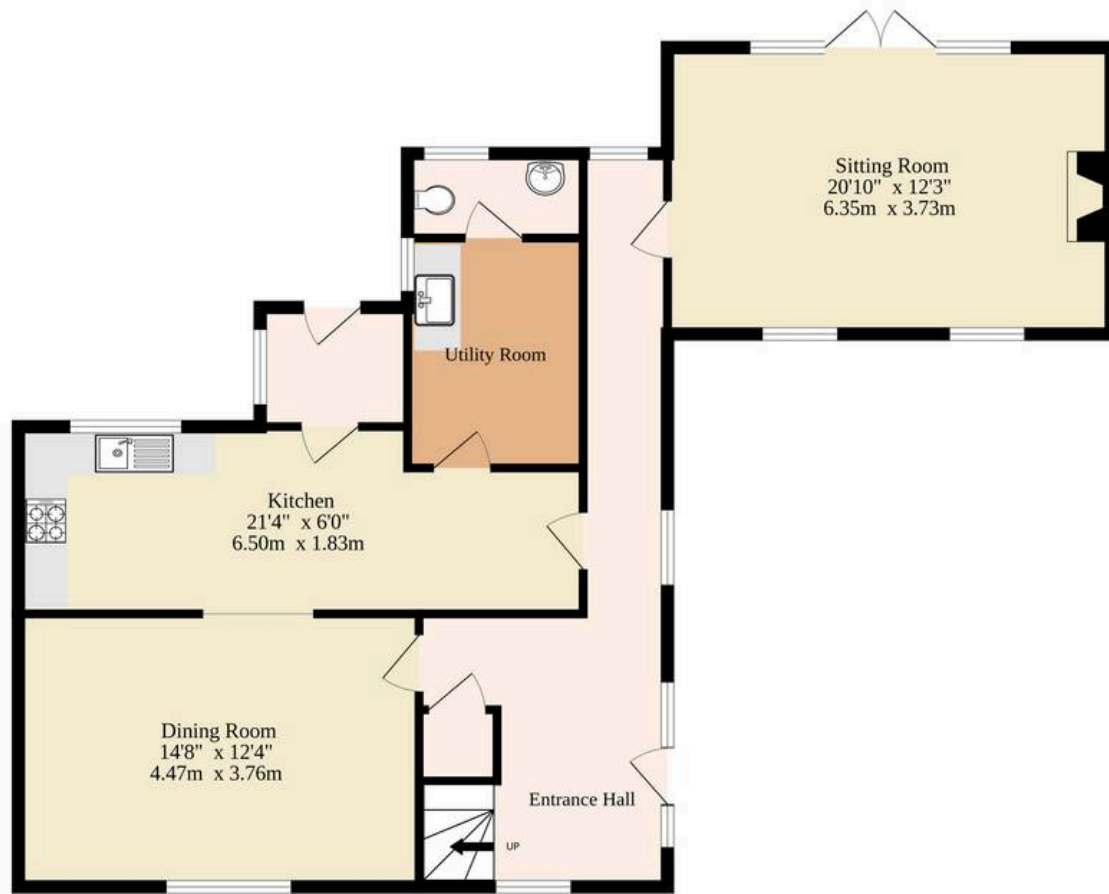
### Agents Note

Sold Freehold

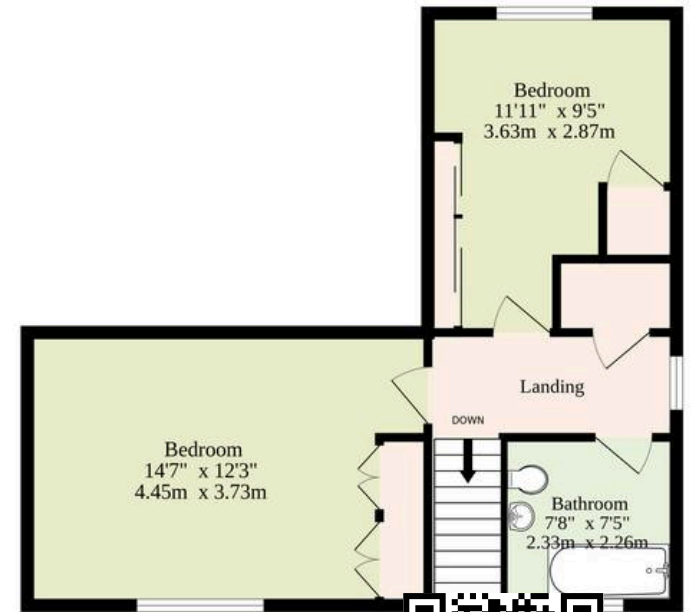
The property is connected to mains water and electricity, but the vendor is unsure of the status of other connections as they inherited the property.



Ground Floor  
826 sq.ft. (76.7 sq.m.) approx.



1st Floor  
462 sq.ft. (42.9 sq.m.) approx.



Approx

TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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