



York Cottage Chapel Road, Trunch

In Excess of £450,000

York Cottage Chapel Road

Trunch, North Walsham

With a chain-free status, this detached brick and flint cottage blends traditional features with modern comfort. It is ready for someone to add their own personal touch, with spacious and flexible accommodation to adapt to your own preferences and style. Showcasing two reception rooms, a kitchen/breakfast room, a bathroom, a utility room, four bedrooms and a shower room. Externally, you will find maintained gardens, a shared driveway and a garage. Experience a quiet village lifestyle within the beautiful North Norfolk village of Trunch.

Location

Trunch is a picturesque village nestled in the North Norfolk countryside, just a few miles from the scenic Norfolk coast. Known for its historic charm, Trunch features a mix of traditional flint cottages and period homes, with the beautiful 14th-century St. Botolph's Church at its heart. The village offers a peaceful rural setting while still being within easy reach of the market town of North Walsham and the seaside resorts of Cromer and Mundesley. Surrounded by open fields and quiet lanes, Trunch is ideal for those seeking a tranquil lifestyle with strong community spirit and access to the natural beauty of the Norfolk coast.





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Upon first glance, the cottage exudes a timeless appeal, with its exterior showcasing the classic combination of brick and flint. Stepping inside, you are immediately greeted by the warm and inviting atmosphere of the home. The interior design elegantly combines modern amenities with the original character features of the property. Exposed beams, tiled flooring, and brickwork throughout add a touch of rustic charm.

The heart of the home resides in the kitchen/breakfast room, where fitted wall and base units offer plentiful storage space and a range-style oven allows you to cook your favourite meals. This space provides the perfect canvas for personalisation, allowing the new owners to tailor the kitchen to their specific preferences. A functional utility room and a ground floor bathroom further enhance the convenience and practicality of daily living. Two spacious reception rooms invites relaxation and entertaining. The brick-built fireplaces add a touch of grandeur and warmth, creating a cosy ambience when gathering with loved ones.





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Ascending the stairs, you will find four bedrooms of varying sizes, each thoughtfully designed to offer relaxation and privacy. A shower room conveniently serves the upper level, ensuring privacy and comfort for all occupants. Beyond the confines of the property, the well-maintained gardens are predominately laid to lawn, bordered by well-kept hedging and mature trees. There is plenty of space for a timber storage shed, a summerhouse or a greenhouse. It is fully enclosed so you can enjoy in seclusion. A shared driveway provides off-road parking and a garage for storage options.

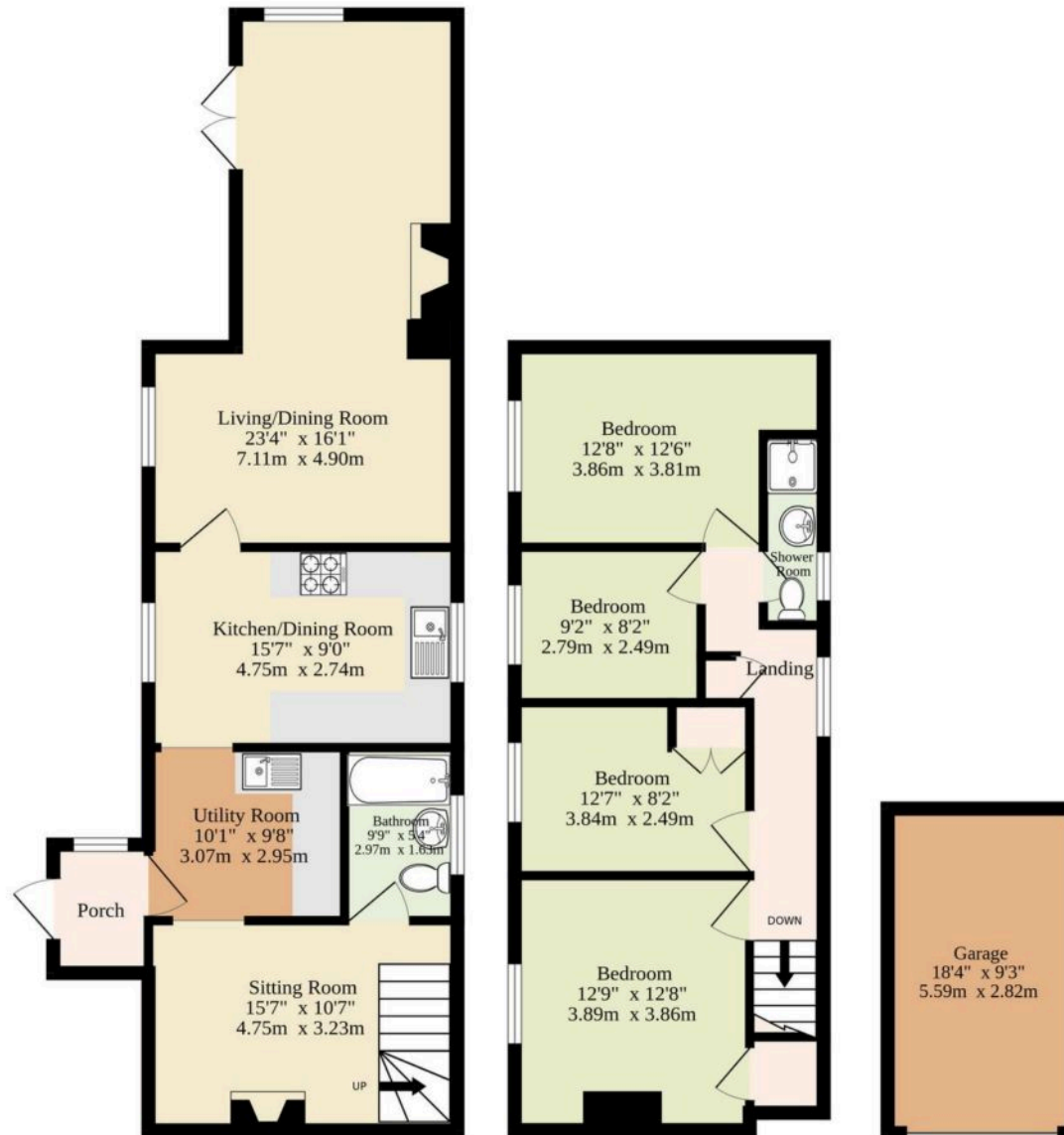
- Chain free
- Detached brick and flint cottage in the beautiful North Norfolk village of Trunch
- Retains the properties original character features including exposed beams, tiled flooring and brickwork
- Kitchen/breakfast room with fitted wall and base units and a range style oven, ready for your own personalisation
- Functional utility room and a ground floor bathroom
- Two reception rooms accentuated by brick-built fireplaces, inviting relaxation and entertaining
- Four bedrooms that vary in size and a shower room
- Well-maintained private gardens, a shared driveway and a garage for storage options
- Village amenities including a pub, village hall, bus routes and scenic walks



Ground Floor
857 sq.ft. (79.6 sq.m.) approx.

1st Floor
563 sq.ft. (52.3 sq.m.) approx.

Garage
171 sq.ft. (15.9 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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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