



29 Back Street, Harpley

King's Lynn



Minors & Brady



## 29 Back Street

Harpley, King's Lynn

Hidden away in a picturesque Norfolk village, this period chain-free cottage exudes timeless character. While its charming double frontage makes a striking first impression, access is typically via the rear garden and off-street parking. A generous kitchen with a soaring ceiling and central fireplace flows into the front reception room, where a pamment-tiled hearth creates a cosy living and dining space. Upstairs, two double bedrooms feature exposed beams, with the larger retaining its original fireplace and en-suite WC. A ground-floor family bathroom adds practicality without compromising charm. Outside, a south-facing front lawn and rear gravelled patio offer inviting outdoor spaces. Brimming with period features yet thoughtfully modernised, the cottage combines comfort with character. It is a quietly enchanting home in a quintessential Norfolk setting.

- Offered with no chain and excellent potential as a holiday let if desired
- Delightful period cottage brimming with original character
- Attractive double frontage with quintessential Norfolk charm
- Spacious kitchen with soaring ceiling and central fireplace
- Inviting reception room with pamment-tiled hearth, ideal for living and dining
- Two generous double bedrooms with exposed beams; main bedroom features original fireplace and en-suite WC
- Ground-floor family bathroom with practical layout
- Sun-drenched south-facing front garden
- Rear gravelled patio, small garden, and private off-street parking
- Sold fully equipped and presented in excellent condition







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### The Location

Harpley sits gracefully amidst the rolling countryside of Norfolk, perfectly positioned between the bustling market towns of King's Lynn and Fakenham. The village retains a strong sense of community and charm, offering essential amenities including a quaint country store, a welcoming café, and a traditional village pub—ideal for leisurely weekends or meeting friends over a pint. For additional conveniences, the nearby village of Great Massingham provides a local doctor's surgery, ensuring practical needs are within easy reach.

Harpley is particularly well placed for those seeking the natural beauty of the North Norfolk coast. Within a short drive lie unspoilt beaches, windswept salt marshes, and tranquil coastal paths, making it a haven for walkers, wildlife enthusiasts, and anyone seeking a slower pace of life.

The surrounding countryside is equally appealing, with meadows, woodlands, and gentle streams weaving through the area, offering endless opportunities for exploration and outdoor recreation. Despite its rural charm, the village is not isolated, enjoying excellent road links to larger towns and transport hubs, combining the best of village life with convenient accessibility.



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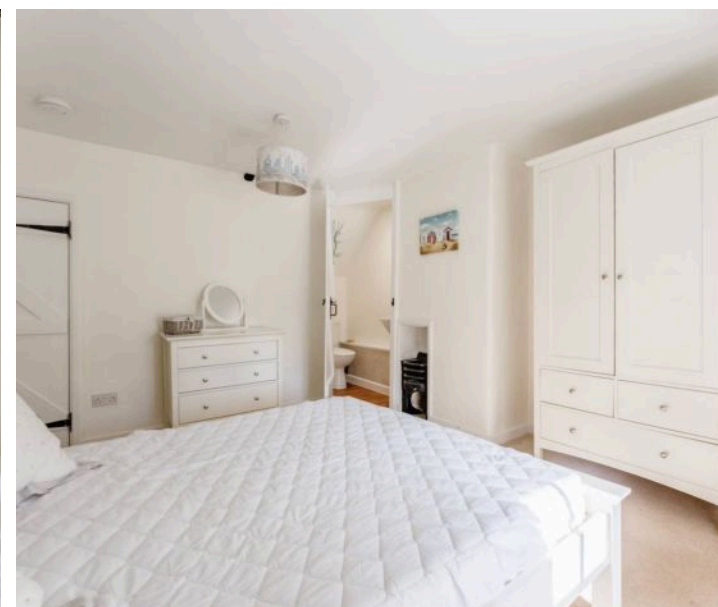
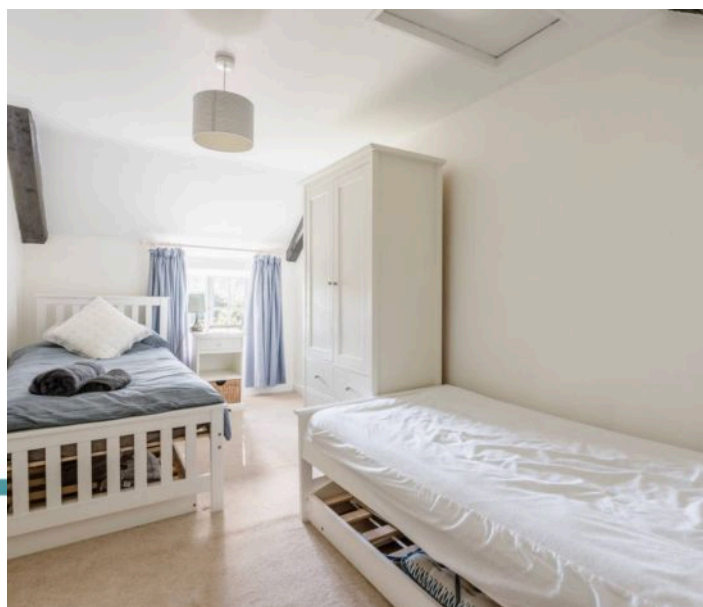
### Back Street, Harpley

Placed away in a charming Norfolk village, this beautifully presented period cottage exudes character and charm. The property boasts a striking double frontage, although the main access is typically via the rear, where off-street parking leads across the garden. Offered with no chain and in excellent condition, this property is ideal as a permanent home or a holiday let if desired, being fully equipped and ready to enjoy.

At the rear of the home, a generously sized kitchen features a double-height ceiling, creating a sense of openness and space. Fitted with country-style units, a wood-effect work surface, and a ceramic tiled splashback, the kitchen also benefits from a central feature fireplace with shelving, as well as plumbing for appliances.

The kitchen flows into the reception room at the front of the house. This inviting space combines a formal dining area, comfortably seating six, with a cosy living area centered around a period fireplace with a pamment tiled hearth.

With a southerly aspect and thick walls, the room is bright yet cool in summer and warm and snug in winter.





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Upstairs, there are two double bedrooms. The larger bedroom retains its original fireplace and includes an en-suite WC, while the second bedroom offers ample space for twin beds or additional storage. Exposed beams and casement windows throughout enhance the period charm.

A family bathroom is conveniently located on the ground floor.

Externally, the cottage benefits from both front and rear gardens. The south-facing front garden is laid to lawn, while the rear features a gravelled patio area, a small garden, and off-street parking. This delightful home has been maintained to an excellent standard and combines period character with modern functionality, making it a turnkey option for anyone seeking a charming Norfolk property.

### Agents Note

Sold Freehold

Council Tax: Unbanded as used a holiday home, not permanent residence

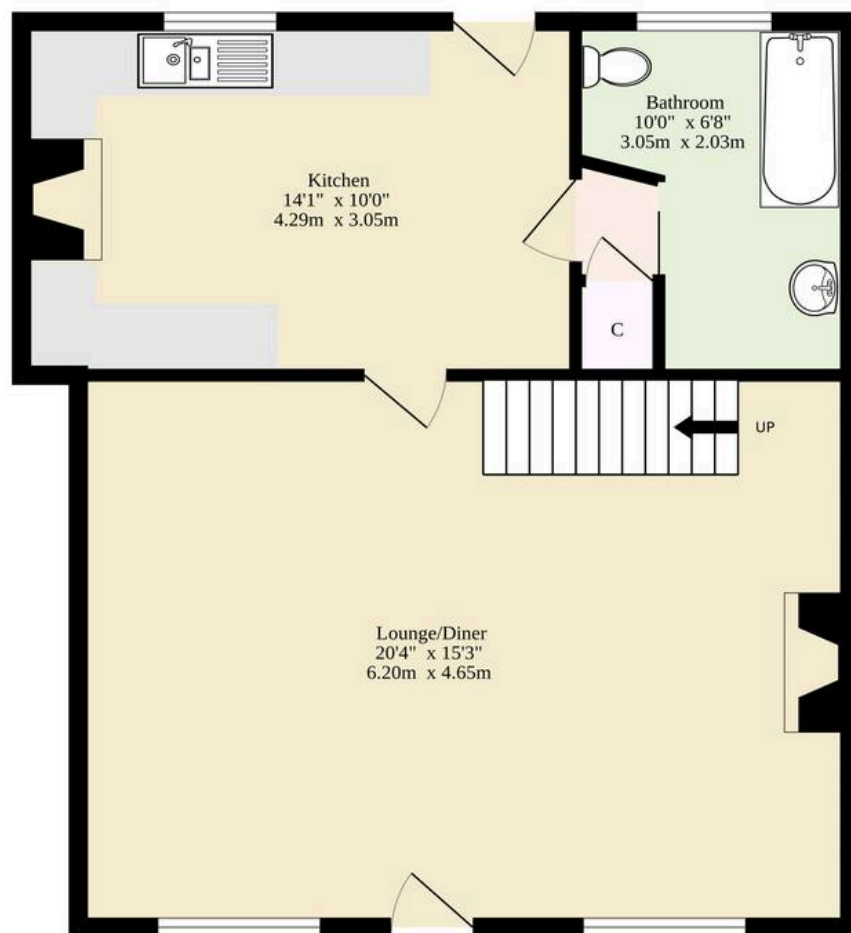
Connected to mains water, electricity, oil-fired heating and alternative drainage.



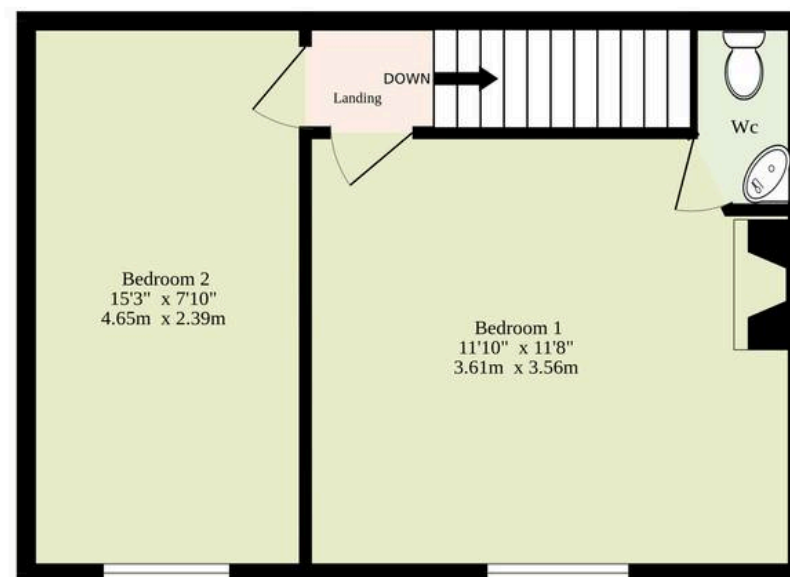
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**Ground Floor**  
522 sq.ft. (48.5 sq.m.) approx.



**1st Floor**  
262 sq.ft. (24.3 sq.m.) approx.



**TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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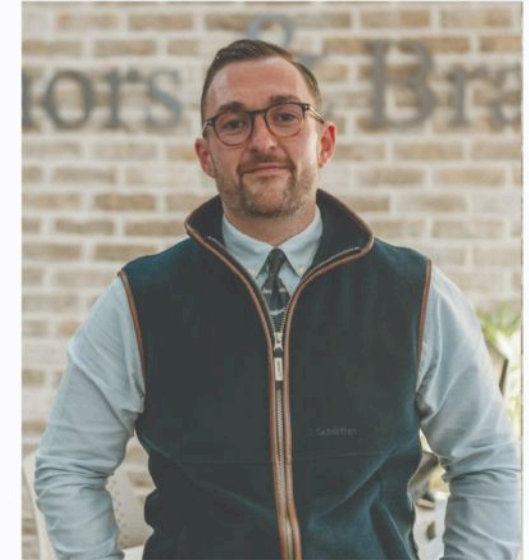
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