



York Cottage, Ash Yard, Sharrington

Sharrington



Minors & Brady

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The story of this Sharrington cottage begins with devotion, a restoration documented week by week, beam by beam, by owners who have cared for it since the 1990s. Every surface speaks of time handled gently, of craft remembered rather than replaced. It stands well back from the lane, approached through a gated gravel drive where space, stillness and care seem to meet. Within, the house unfolds across three levels, each with its own quiet rhythm and sense of purpose. Pamment floors and wooden beams whisper of age, while the glow of twin log fires anchors the home in warmth and light. The kitchen balances tradition with simplicity, built for both conversation and quiet making. On the upper floors, the rooms shift in feeling, some restful, some lively, each holding a trace of the home's evolving story. The garden beyond is partly enclosed by flint walls, where flowers, lawn and wildlife weave together without haste. Brick and flint detailing catch the light differently through the day, a reminder of hands that shaped them long ago. This cottage is not merely preserved; it is continuously loved, a record of patience and care that lives in every line of its making.

- Restoration lovingly documented over decades, capturing each careful stage of renewal and craftsmanship
- Gated gravel driveway offering a graceful approach and generous space for multiple vehicles
- Set well back from the lane, providing a gentle sense of seclusion and quiet presence
- Three-level layout, each floor revealing its own character, rhythm, and purpose
- Pamment flooring and exposed beams echoing the home's heritage and artistry
- Two inviting log fires framed by handsome brick chimneys, lending warmth and glow throughout
- Country-style kitchen combining natural textures with timeless practicality





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The Location

York Cottage, Ash Yard sits along Holt Road in the picturesque village of Sharrington, a location that perfectly balances peaceful countryside living with excellent access to North Norfolk's most sought-after destinations. The village itself is quiet yet welcoming, surrounded by rolling farmland, wide skies and traditional brick-and-flint architecture that give this corner of Norfolk its distinctive charm.

Just a short drive away lies Holt, a vibrant Georgian market town with a strong sense of community and enduring character. The town's identity has been shaped in part by Gresham's School, a prestigious institution that has been at the heart of Holt for more than 450 years. The historic streets are lined with beautifully preserved buildings, independent boutiques, and artisan stores, many of which are championed by the 'Love Holt' initiative supporting local business.

Throughout the year, Holt hosts a number of much-loved events, including the summer Holt Festival, which brings art, music, and culture to the town, and the nostalgic 1940s Weekend, when the streets come alive with vintage cars, costumes, and community spirit. Traditional butchers, greengrocers and bakeries.

The town's café culture is equally appealing, with plenty of spots to linger over coffee or lunch. Byfords, housed in Holt's oldest building, remains a favourite with locals and visitors alike, serving as both a deli and a relaxed meeting place. The surrounding property market is rich and varied, from elegant Georgian townhouses and leafy 1930s homes to stylish countryside residences that embrace the area's natural beauty.



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Holt is also well-connected and surrounded by green space. Holt Country Park offers tranquil woodland walks, while Spout Hills provides open views across the landscape. The North Norfolk coast, with its sandy beaches and wildlife-rich salt marshes, is just a short drive away, and the city of Norwich lies within easy reach, ideal for those who value both rural serenity and convenient access to culture, shopping, and transport links.

Altogether, York Cottage, Ash Yard enjoys a setting that combines the best of Norfolk living: peaceful, picturesque, and deeply connected to the charm and vitality of its surrounding area.

Ash Yard, Sharrington

Set well back from the lane, a gravelled driveway sweeps through gated entry to reveal this enchanting Sharrington cottage, a home that feels as though it has grown gently into its surroundings. There is an instant sense of space and calm, with ample room for multiple vehicles and the pleasing crunch of gravel beneath the tyres.

The air carries the quiet of the countryside, with the property sitting in peaceful seclusion, yet filled with a warm and tangible sense of life.

In the same careful ownership since the 1990s, this home has been restored and cherished over the decades, each beam polished, each brick remembered. Its story unfolds across three distinctive levels, each one bringing its own rhythm and charm.

Enter through the hall, where rooms branch invitingly to either side and thoughtful storage awaits for coats and boots after long country walks.



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The sitting room draws you in at once, the glow of a log burner flickering beneath a chimney, the soft light that spills through the large side window, the pamment tiles underfoot whispering of the home's long history. Ahead, a wooden beam frames an opening into another reception area, a space that bends to your imagination, whether for dining, reading or simply sitting by the second log fire as its amber light dances across the brickwork. From here, the wooden staircase rises gently, winding upwards as though following the chimney's path.

The kitchen continues the theme of warmth and heritage, pamment floors, exposed beams and cabinetry that balances countryside style with modern sensibility. It is a place made for cooking and conversation, with every detail inviting a slower pace. On the ground floor, the bathroom continues the tale, a wooden-panelled bath echoing the beams above, creating a quiet nod to craftsmanship and care.

The middle floor offers a landing that feels alive with possibility, a space that serves as a study corner or reading nook, the brick chimney once again present as a familiar companion. Three latch doors lead away; the main bedroom sits comfortably on this level, generous in proportion, complete with an en suite WC, simple yet beautifully considered.

Another latch door reveals a second staircase that ascends to the third level, a wonderfully versatile room under the eaves, where character reigns and the light falls softly across the timbers. Whether as a sleeping area or a quiet upper sitting room, this space carries its own distinct charm.



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Outside, the garden continues the story, flint walls partly enclosing the lawn, flowers spilling through the plot, mature shrubs and trees offering gentle shade. The brick and flint detailing of the cottage stands proudly against the greenery, while the garden itself feels almost timeless, a place shaped by care and seasons rather than design.

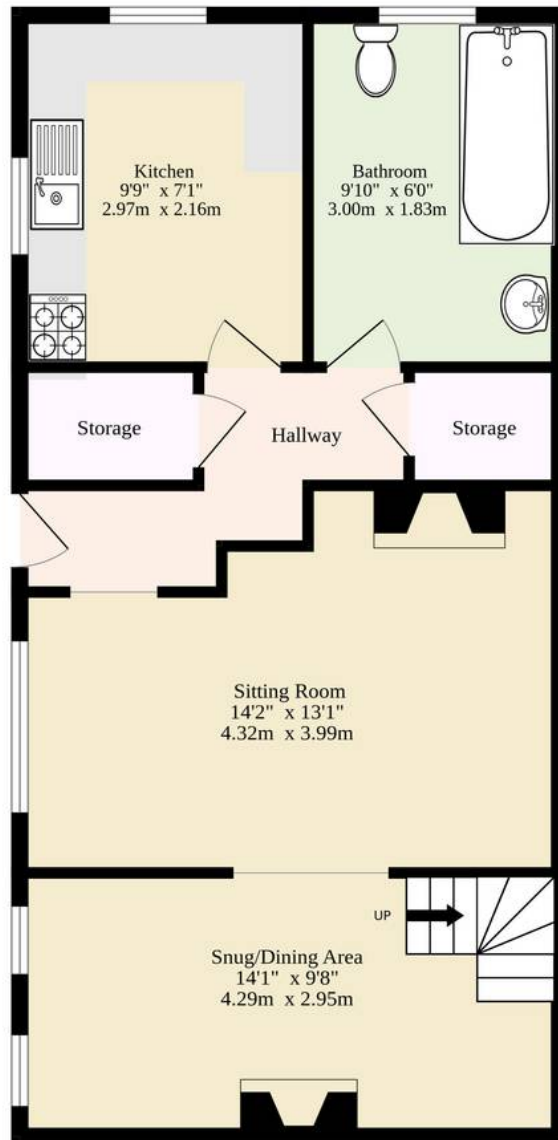
Throughout the restoration, the current owners have documented every stage, week by week, beam by beam, a rare and remarkable testament to devotion. This Sharrington cottage is not simply a house that has been cared for; it has been loved deeply, thoughtfully, and continuously, becoming more than a home, a living story still unfolding.

Agents Note

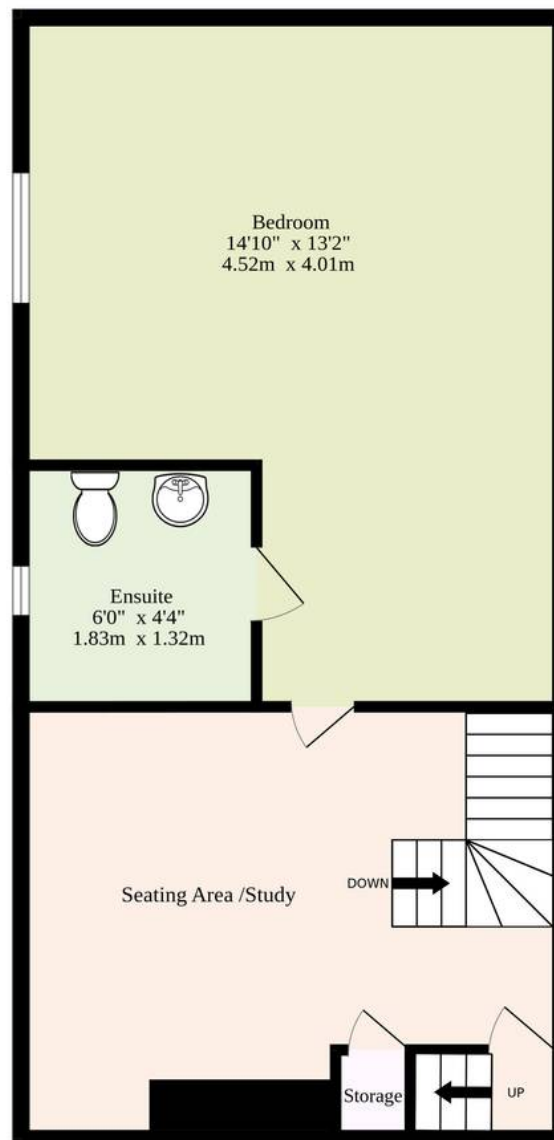
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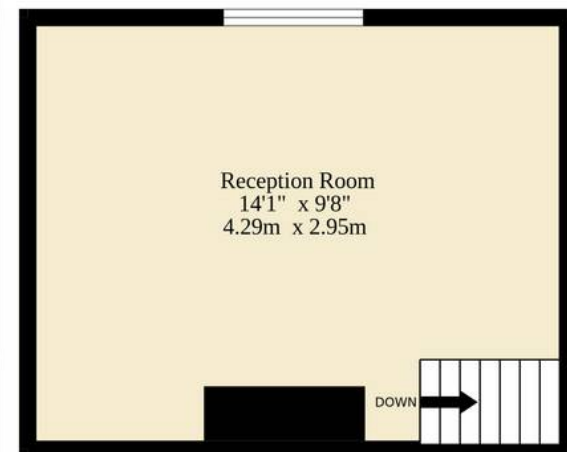
Ground Floor
473 sq.ft. (43.9 sq.m.) approx.



1st Floor
332 sq.ft. (30.8 sq.m.) approx.



2nd Floor
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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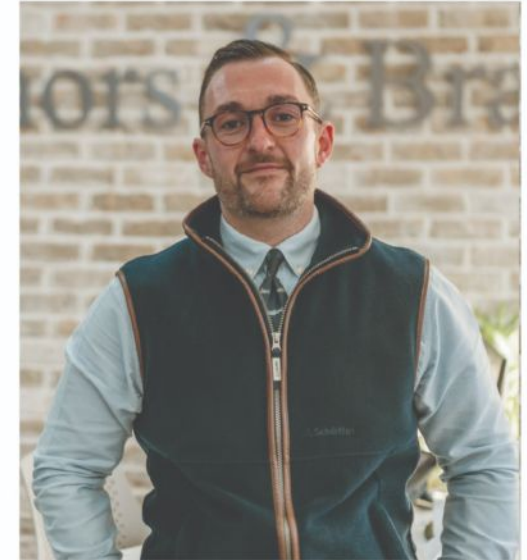
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