



Grove Corner Cottage The Grove, Knapton

North Walsham



Minors & Brady

Grove Corner Cottage The Grove

Knapton, North Walsham

Step through the door of this exquisitely restored cottage, and you'll feel the calm, effortless rhythm of country living at its very best. Perfectly positioned a few minutes' drive from the beach in one direction and a bustling market town in the other, with open countryside stretching from your doorstep, it offers the ideal base for exploring the county's charms. Every element has been thoughtfully renewed, from a brand-new kitchen and bathroom suites to beautifully refurbished stairs, a full re-wire, and the installation of central heating, ensuring a home that combines contemporary comfort with timeless character. Outside, sun-drenched gardens and sweeping lawns invite long summer afternoons, beach walks, and family moments to linger long after the day is done, making this a home ready to enjoy from the very first day.

Agents Notes

Freehold

Heating and hot water is electric, via a direct pressurised cylinder.



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- A beautifully restored detached cottage proudly positioned in the coastal village of Knapton, with easy access to local amenities
- Steeped in local history, the cottage was lovingly cared for by the village butcher for almost fifty years, giving it a strong sense of heritage that has been preserved in its restoration
- Bespoke kitchen with solid oak worktops, a classic Belfast sink, and a premium range cooker, designed for cooking, entertaining, and everyday family life
- Double-length sitting room flooded with natural light, ideal for family gatherings, cosy evenings by the fire, or quiet moments of reflection
- Up to five well-proportioned bedrooms including a master with en-suite, each framing views over the surrounding countryside
- Full re-wiring and central heating installed throughout, ensuring safety, efficiency, and all-year-round comfort
- Sun-drenched gardens with expansive lawns, two patios, raised beds for flowers or vegetables, and mature fruit trees, creating a private outdoor retreat for play, relaxation, and entertaining
- Generous parking and a double garage provide convenience and versatility, with space for cars, a boat, or a caravan, perfectly complementing the home's country lifestyle
- Perfectly located between the coast and a bustling market town, with open countryside on the doorstep, offering the ideal balance of beach days, country walks, and local village life



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Explore the village of Knapton and its surroundings

In the Norfolk countryside, Knapton offers the best of village life with the coast just moments away. Mundesley's sandy, blue-flag beach is under 2 miles from the door, perfect for walks, picnics, or simply soaking up the sea air. Nearby coastal villages, Trimingham, Happisburgh, Overstrand, and Cromer, are all within easy reach, each offering its own unique charm.

Despite its peaceful setting, life here is wonderfully convenient. North Walsham, just 3-4 miles away, has everything you need, from Waitrose, Sainsbury's, and Lidl to cafés, boutique shops, and a leisure centre with a swimming pool. Families will appreciate the excellent local schools, including Knapton Church of England Primary School and North Walsham High School. Regular train services run from North Walsham to Sheringham along the coast and to Norwich, where connections to London Liverpool Street are straightforward. Norwich Airport, around 18 miles south, provides flights to various destinations.

Closer to home, community and nature are never far away. Pigney's Wood, a local nature reserve, is perfect for quiet walks, while Knapton itself boasts a welcoming village hall, an active church, and a sports and social club. For weekend adventures, the Norfolk Broads are within easy reach, with Wroxham about 14 miles away. The Georgian town of Holt, roughly 17 miles, offers boutique shopping and cultural charm, and golf enthusiasts are spoilt for choice with courses at Royal Cromer, Sheringham, Mundesley, and West Runton's Links.

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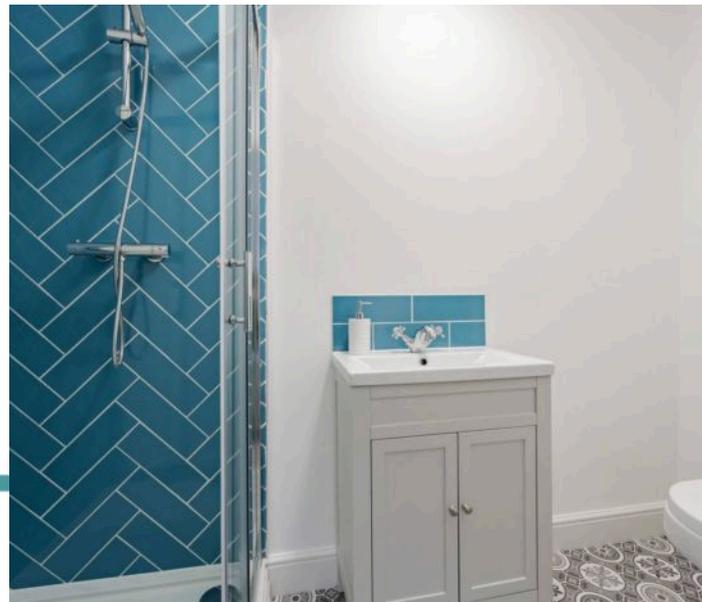
Knapton, North Walsham

Welcome to Grove Corner Cottage

Just a short stroll from the scenic North Norfolk coastline, this beautiful cottage combines timeless character with contemporary elegance. Meticulously restored over the past year, every detail reflects a commitment to quality craftsmanship and thoughtful design. It offers a lifestyle of ease and refinement, perfect for a family home or a serene weekend retreat. Picture invigorating walks along the shore, children playing freely in the expansive gardens, and the pleasure of growing your own fresh produce, a rare opportunity to embrace coastal living at its very best.

A home with a story

Originally owned by the local butcher for nearly five decades, the house was once divided into two smaller cottages before being returned to a single residence. When the current owners discovered the property, they saw its potential and lovingly brought it back to life. Having grown up nearby, the owners have long felt a connection to this corner of Norfolk, and their vision has transformed the house into a harmonious balance of character and modern living.



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Care and craftsmanship

Every aspect of the interior has been carefully considered. The bespoke kitchen features solid oak worktops, a Belfast sink, and a brand-new range cooker, complemented by herringbone flooring that flows through the principal rooms. Solid oak doors throughout reinforce a sense of quality and continuity. The layout balances open-plan sociability with private spaces: a double-length sitting room invites family gatherings and quiet evenings, while the kitchen and dining area create a naturally sociable hub. A cloakroom and separate utility room add practicality without compromising style.

Ascend the staircase to the first-floor, where there are up to five potential bedrooms, including a master with en-suite shower room, while the remaining rooms share a beautifully appointed family bathroom. Each bedroom frames countryside views, connecting the home to its picturesque surroundings.



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Gardens crafted for life outdoors

The gardens are as thoughtfully curated as the interior. Expansive lawns of premium turf are bordered by sandstone paving and two sunlit patios, creating spaces to enjoy every hour of the day. Raised beds provide opportunities to cultivate vegetables or flowers, while mature trees yield figs, plums, and seasonal shade. Reclaimed railway sleepers define the garden's borders, adding understated charm. Private, secure, and alive with birdlife, the outdoor spaces offer freedom for children to play or for adults to relax and entertain, with ample parking, including room for a boat or caravan.

Ready to embrace

With every element restored and enhanced, from a brand-new staircase, central heating, full rewiring, and insulation to the finest finishes throughout, this cottage is truly turnkey. It offers comfort, style, and lifestyle, inviting you to step straight into a life of enduring quality.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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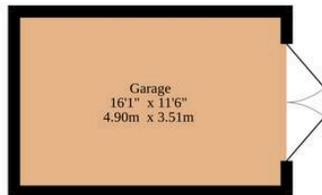
Ground Floor
662 sq.ft. (61.5 sq.m.) approx.



1st Floor
668 sq.ft. (62.1 sq.m.) approx.



Garage
186 sq.ft. (17.3 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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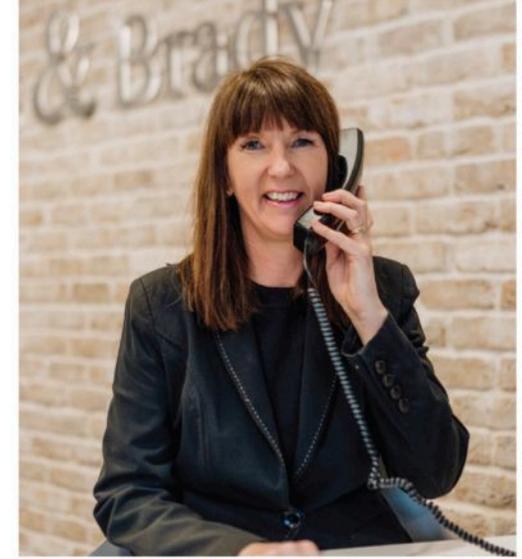
Dreaming of this home? Let's make it a *reality*



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Branch Partner



Meet *Karol*
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Meet *Claire*
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