



**4 Becks Row, Harpley**  
Guide Price £249,950

**BELTON  
DUFFEY**

## 4 Becks Row

Nethergate Street, Harpley,  
Norfolk, PE31 6TW



*A delightful flint fronted 2 bedroom period cottage with parking and garden in the popular village of Harpley. NO ONWARD CHAIN.*

### DESCRIPTION

4 Beck Row is a delightful cottage rich in character and period charm, featuring a wealth of original and traditional details throughout, including: wood-burning stove set within an exposed brick fireplace, pane glass windows with monkey tail casements, deep skirtings, and solid wood ledged internal doors.

The ground floor is laid with attractive quarry tiled flooring, while the first floor boasts exposed floorboards and rafter, enhancing the cottage's rustic appeal. A classic butler sink further adds to the authentic feel, perfectly in keeping with the home's heritage.

Together, these features create a warm and inviting atmosphere, the essence of a quintessential English country cottage.

This property offers broad appeal to a range of purchasers, whether as a comfortable permanent residence, a lucrative holiday let, or a delightful private retreat for family enjoyment. Ideally situated within the sought-after Norfolk village of Harpley, combining character, versatility, and an enviable setting, making it a truly attractive opportunity.

### GROUND FLOOR

The cottage is entered via a charming timber stable-style front door, opening into a traditional country kitchen. This welcoming space features a window to the front aspect, a traditional butler sink set within a cupboard unit, and space for a cooker, fridge, and a further appliance. A quarry tiled floor enhances the rustic feel. Behind a wooden ledge door is the staircase which leads to the first floor.

The sitting room enjoys a particularly cosy and inviting atmosphere, centred around an exposed brick fireplace housing a wood-burning stove. There is a window overlooking the rear, two useful built-in storage cupboards, and a door leading out to the garden, with the room also benefitting from quarry tiled flooring.



## ***what3words: ///blunders.lighter.reserving***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

### **FIRST FLOOR**

The main bedroom is of a generous size and features an attractive fireplace with wooden surround and mantel, along with an arched shelved recess. There is access to an airing cupboard housing the hot water tank, as well as a doorway leading through to the bathroom which comprises a panelled bath, low level WC, and pedestal wash hand basin.

The second bedroom has an exposed rafter and wooden balustrade overlooking the staircase.

### **OUTSIDE**

The property is approached via a shingle driveway, with the property positioned a short distance along on the right-hand side. To the front, there is a shingled parking area along with a useful brick-built outbuilding, currently used as a wood store.

To the rear, the property benefits from an outside tap and a shingled pathway leading through to a generously sized garden. The garden is mainly laid to lawn and is enclosed by fenced and mature hedge boundaries providing a pleasant outdoor space.

### **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

EPC - TBC.

### **TENURE**

This property is for sale Freehold.

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## SITUATION

Nestled in the picturesque village of Harpley, this charming location offers the perfect balance of rural tranquility and convenient access to town and amenities. Surrounded by unspoilt Norfolk countryside, Harpley is ideal for those seeking a peaceful lifestyle, with scenic walking routes and open fields.

The village itself benefits from a well-regarded pub, historic church, and easy access to nearby market towns, while King's Lynn provides a wider range of shopping, dining, and transport links, including direct rail services to London. The stunning North Norfolk Coast, with its sandy beaches and nature reserves, is also within easy reach, making this an excellent base for both everyday living and weekend escapes.

Harpley combines traditional village charm with modern accessibility, making it a highly desirable location for families, retirees and professionals alike.

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**PE31 6TW**





**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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