



**Stable Cottage, Harpley**  
Guide Price £295,000



# Stable Cottage

Nethergate Street, Harpley,  
Norfolk, PE31 6TN



*A high specification traditionally styled 2 bedroom, 2 bathroom cottage, built in 2012 in a tucked away yard in the popular community rich village of Harpley. No chain.*

## DESCRIPTION

Offered for sale with no onward chain, Stable Cottage is an attractive, traditionally styled mid-terrace home, tucked away within a charming courtyard setting accessed via an archway from the main street in the highly regarded rural village of Harpley. Constructed in 2012 to a high specification, the property has recently been enhanced further by the current owners through a programme of improvements, including replacement UPVC windows and doors, full redecoration and new floor coverings to the first floor. The home also benefits from energy-efficient air source underfloor heating to the ground floor, radiators upstairs and quality oak latch internal doors.

The well laid out accommodation comprises a stylish, well appointed kitchen opening into a generous open plan living and dining area, along with a luxury ground floor shower room. To the first floor, the landing provides access to 2 bedrooms, with the principal bedroom enjoying the added benefit of an en suite shower room.

Outside, the property is approached via a shared driveway - which could accommodate a small car or motorbike - and features a south facing gravelled courtyard garden, ideal for low maintenance outdoor living, along with a useful garage/store.

## GROUND FLOOR

Stable Cottage is approached from the courtyard via a glazed entrance door opening into a welcoming lobby, which flows seamlessly into an impressive open plan living and dining room. This bright and airy space features attractive oak flooring and French doors that both overlook and provide direct access to the courtyard garden. The adjoining galley style kitchen is well appointed, fitted with a range of base and wall units complemented by solid woodblock work surfaces and a classic butler sink. A half-vaulted ceiling enhances the sense of space, while a wide window enjoys a pleasant outlook over the courtyard. The ground floor is further served by a stylish, high-quality shower room, finished to a luxurious standard.



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*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 small galleried landing has doors to the two upstairs bedrooms, both with south facing dormer windows, and bedroom 1 also having an en suite shower room.

## **OUTSIDE**

Stable Cottage is approached from Nethergate Street via an archway shared with neighbouring properties, leading through to the attractive, south-facing courtyard setting. The driveway is narrow but could accommodate a small car or motorbike.

The courtyard garden enjoys a sunny southerly aspect and has been thoughtfully designed to be low maintenance. It features two Indian sandstone terrace areas, ideal for outdoor seating and entertaining, with gravelled sections beyond. The space is enclosed by tall fencing for privacy and includes a screened area for refuse bin storage, along with external lighting. There is also access to the front entrance and a useful garage/store, which houses the underfloor heating manifolds.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Air source underfloor heating to the ground floor and radiators upstairs. EPC Rating Band C.

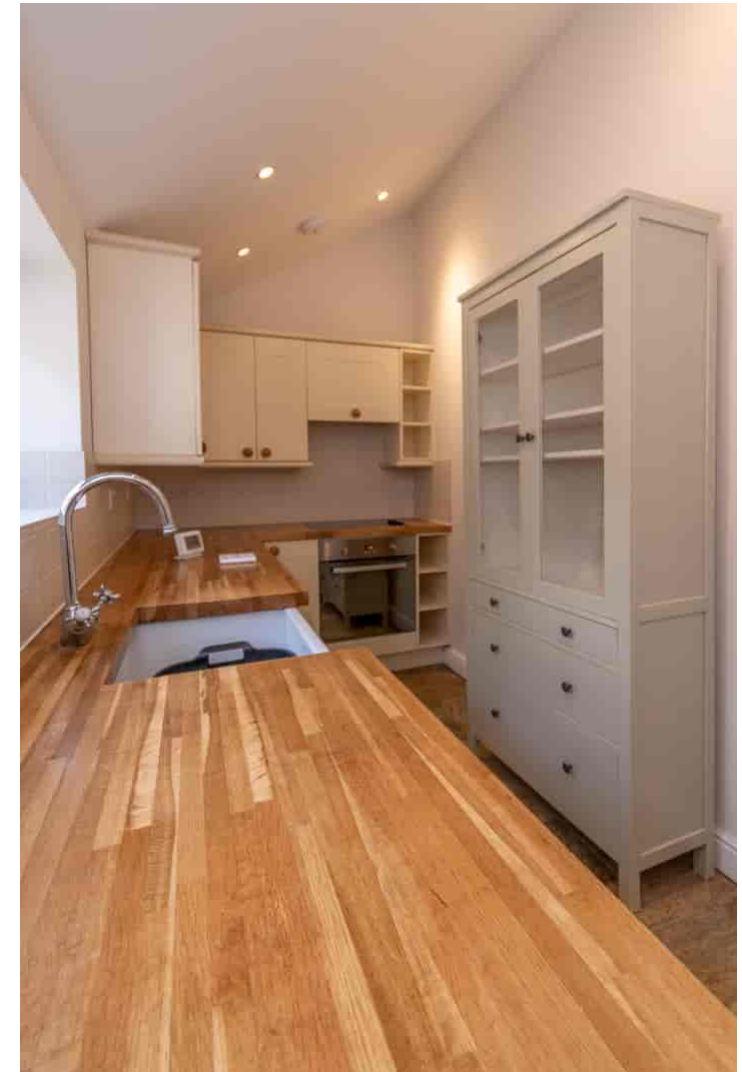
Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band B.

## **TENURE**

This property is for sale Freehold.

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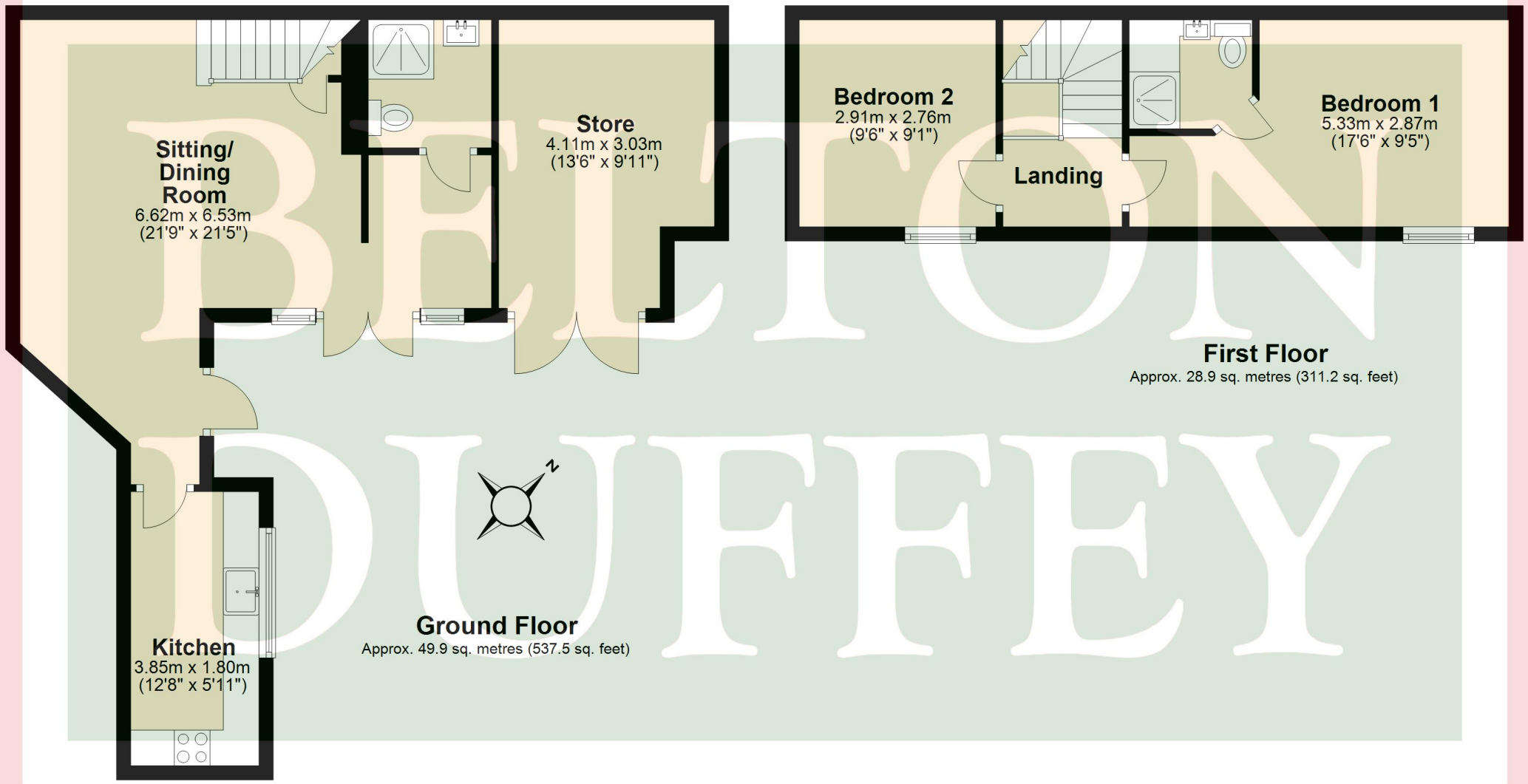


## SITUATION

Harpley is a well-regarded and attractive village set within the rolling countryside of West Norfolk, offering a welcoming community and a good range of local amenities. The village benefits from The Rose and Crown, a popular and well-known public house at the heart of village life, along with a village hall, church and primary school, making it well suited to families and those seeking a traditional village lifestyle. Adding to the village's character is a local art gallery, which contributes to Harpley's creative and cultural appeal and reflects the strong sense of community within the village.

Surrounded by open countryside, Harpley provides excellent opportunities for walking, cycling and outdoor pursuits, while also being conveniently positioned for access to nearby market towns. Fakenham and King's Lynn are both within easy reach, offering a wider range of shopping, schooling and transport links, including a mainline rail service to London from King's Lynn.

With easy access to the North Norfolk coast and its renowned beaches at Brancaster, Wells-next-the-Sea and Holkham, Harpley combines village charm, local amenities and a desirable countryside setting.



**Ground Floor**  
Approx. 49.9 sq. metres (537.5 sq. feet)

**First Floor**  
Approx. 28.9 sq. metres (311.2 sq. feet)

Total area: approx. 78.8 sq. metres (848.7 sq. feet)



**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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