



A delightful detached cottage in rural hamlet

11 The Hill, Westwick, Norfolk



Sitting room • Kitchen/Dining room • Conservatory • 2 bedrooms • Bathroom • EPC rating: F

### The Property

11 The Hill is a charming detached cottage set within the rural hamlet of Westwick, where houses are rarely on the market. Of attractive mellow brick under a pantile roof, the house sits within almost half an acre of mature gardens, outbuildings and off street parking.

The cottage has comfortable double aspect rooms, with a sitting room, a kitchen/breakfast room complete with pantry, and a conservatory looking out over the delightful gardens. The first floor comprises two double bedrooms, both double aspect, and a spacious family bathroom.

The house sits well within the grounds, approached from the east over a drive to a parking and turning area for several cars, bordered by mature trees and hedging. A gravel path leads round to the house entrance and delightful main gardens which are south to west facing. These are mainly laid to lawn, with areas of interest including herbaceous beds, rose arch, raised beds, orchard, garden shed and kitchen garden, together with some outbuildings.

### Situation

The cottage is set on the edge of the hamlet, which is approximately 2.75 miles from the popular market town of North Walsham with an excellent range of amenities including a weekly market,

independent shops, a Waitrose and other supermarkets alongside education for all ages. The town has a train station providing access to Norwich (12 miles) and all connecting routes.

The house is well positioned for the Norfolk Broads, with a good selection of public houses locally and bridleways and footpaths to enjoy nearby.

### Services

Mains water and electricity, private drainage.

### Local Authority

North Norfolk District Council

### Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

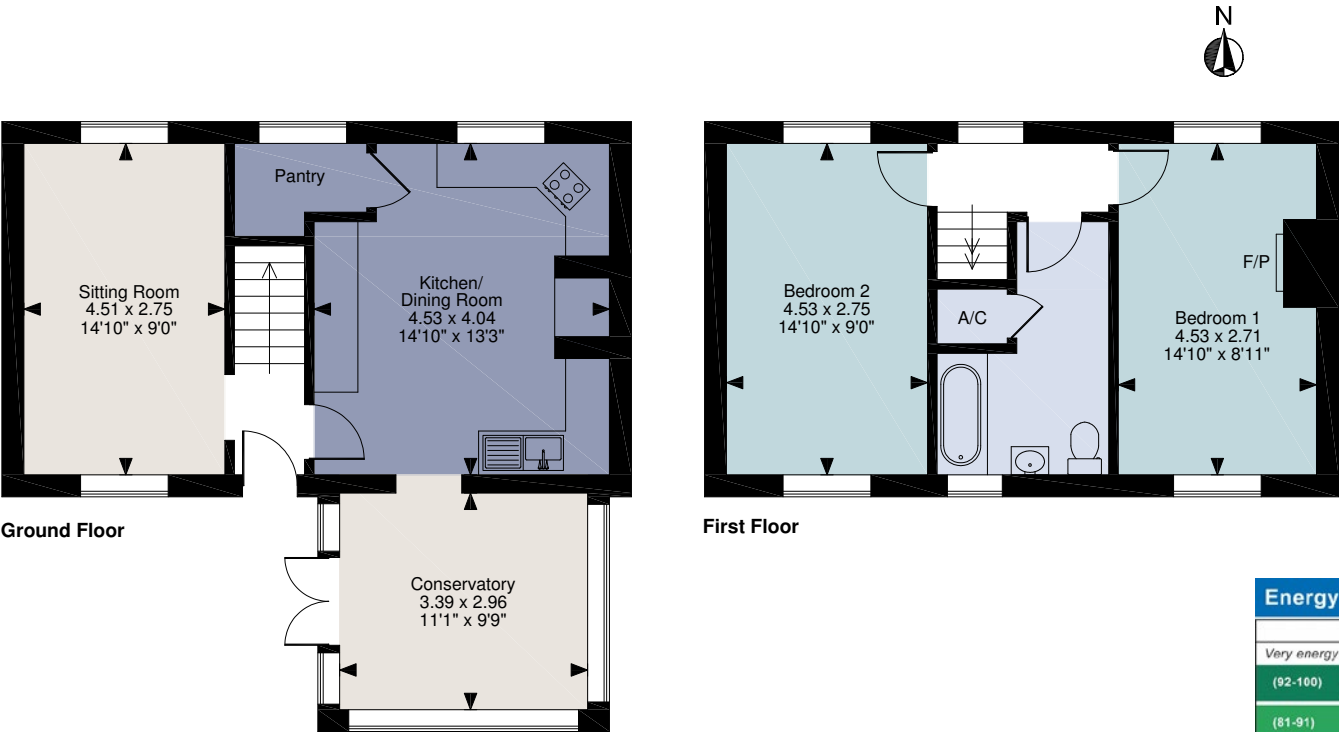
### Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



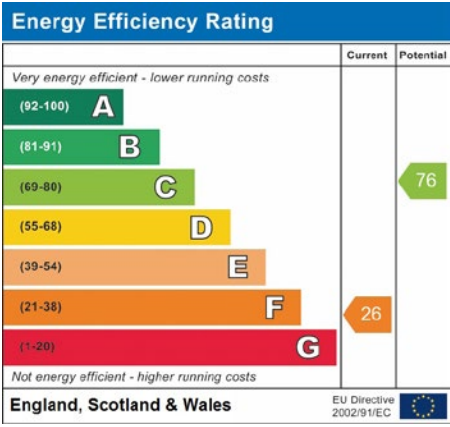


11 The Hill, Westwick, Norfolk  
Main House gross internal area = 896 sq ft / 83 sq m



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