



A SPACIOUS TWO BEDROOM MID-TERRACED PERIOD COTTAGE IN EXCELLENT ORDER SITUATED IN A VILLAGE SETTING

Rhubarb Cottage, Back Street, Harpley, Norfolk PE31 6TU

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Rhubarb Cottage
Back Street
Harpley
Norfolk
PE31 6TU

A GENEROUSLY PROPORTIONED PERIOD PROPERTY RENOVATED TO A HIGH STANDARD IN 2023 AND OFFERED FOR SALE WITH NO ONWARD CHAIN

Guide Price: £295,000 (24.03.25)
Freehold BUR250053

- Spacious mid-terraced period cottage backing onto open farmland.
- Delightful village setting close to Houghton Hall and Sandringham Estate.
- Stylishly presented in neutral tones throughout.
- Accommodation of almost 800 sq.ft. as follows; Entrance Porch, Sitting Room, Kitchen, Rear Hall, Dining Room, Landing, two Bedrooms and a Bath/Shower Room.
- Cottage garden to front and enclosed lawned garden with paved terrace and useful outbuilding to rear.
- Popular village surrounded by arable farmland, countryside walks.
- Three well-regarded pubs a short drive away, The Dabbling Duck, Great Massingham, The Crown, East Rudham and Sculthorpe Mill, Sculthorpe.







HARPLEY is a small village lying just to the south of the A148 between Fakenham and King's Lynn. The village has an attractive flint church which dates from the 14th Century and a Primary School. The village is surrounded by rolling countryside and farmland, much of which is owned by the nearby landed Estate of Houghton Hall and the Royal Sandringham Estate. The medieval market town and Hanseatic port of King's Lynn is 12 miles to the west and offers a wide range of individual shops, facilities and edge-of-town superstores. A mainline rail service runs to London King's Cross in 97 minutes. Fakenham, an attractive market town with a Georgian central square is 10 miles to the east. It was voted the 7th best place to live in England by Country Life magazine. The North Norfolk coast lies 13 miles to the north with mile upon mile of sandy beaches, bird reserves and small natural harbours for sailing enthusiasts.



ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





HEATING: Electric central heating & wood burning stove.

COUNCIL TAX: Band A

SERVICES: Mains water, electricity & drainage.

BROADBAND: Ofcom report that Superfast Broadband is available to the property.

MOBILE COVERAGE: Ofcom report the following indoor coverage; EE voice and data is likely, O2 voice is likely but data limited, Three and Vodafone voice and data are limited. Ofcom report the following outdoor coverage; EE, O2, Three and Vodafone are likely to have voice and data.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk







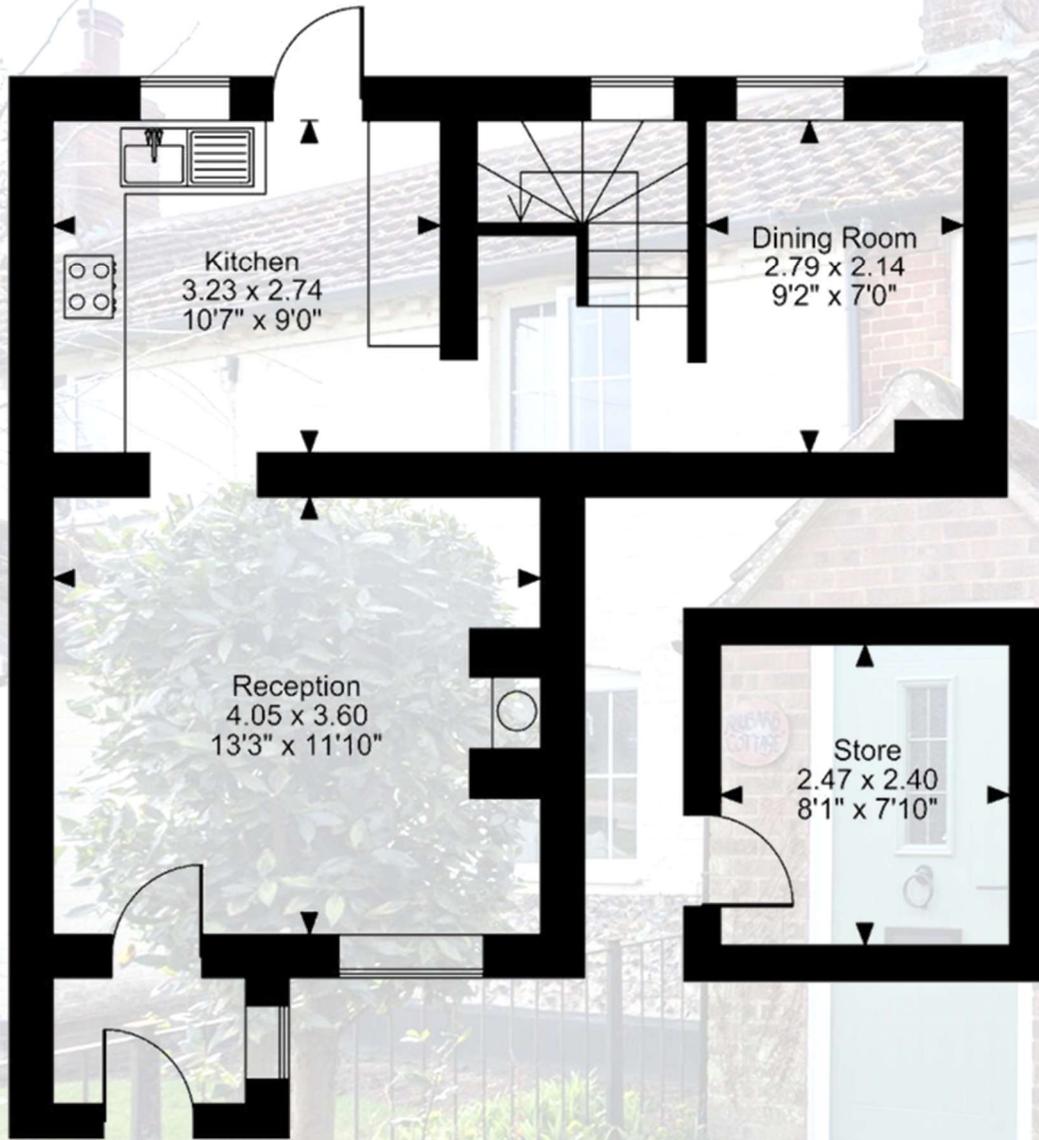
Rhubarb Cottage, Back Street, Harpley

Approximate Gross Internal Area

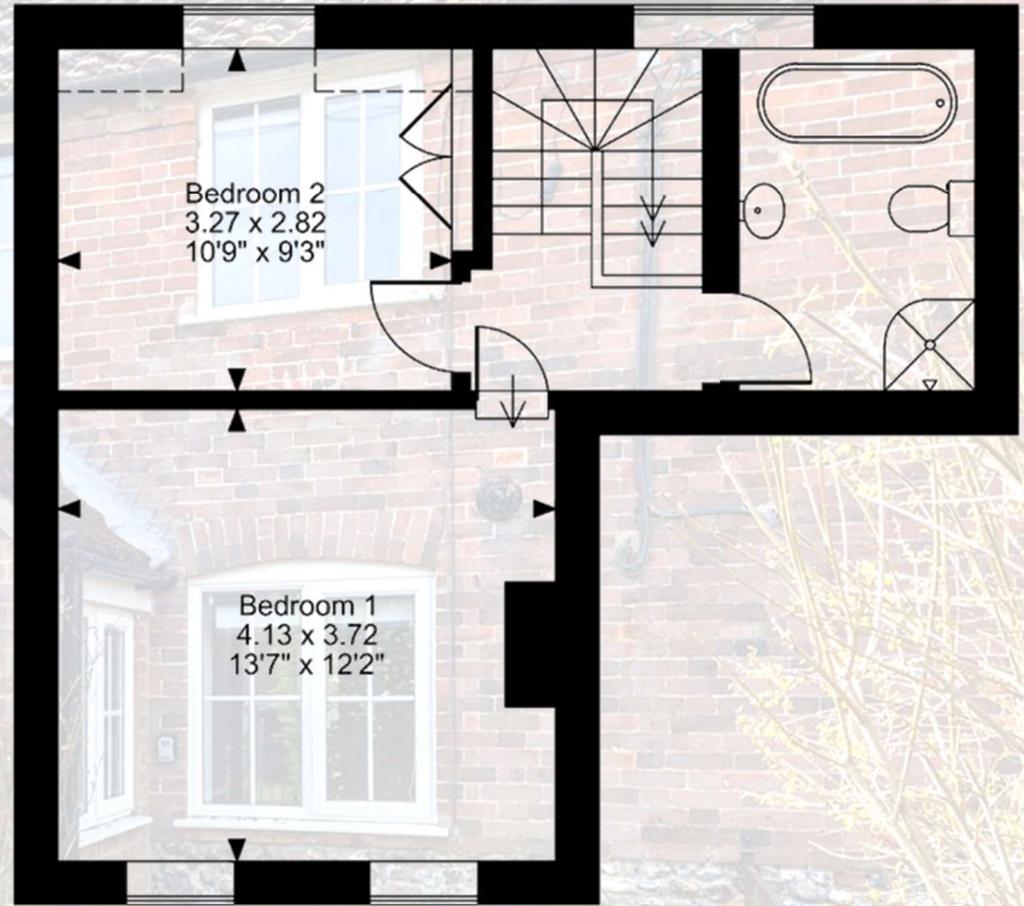
Main House = 780 Sq Ft/72 Sq M

Store = 64 Sq Ft/6 Sq M

Total = 844 Sq Ft/78 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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