

abbot**Fox**  
Bespoke.





Sabine Cottage, 46 Back Lane, Martham  
*Guide Price £300,000 - £325,000*

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**













## THE DETAIL\_\_\_\_\_

abbotFox Bespoke presents Sabine Cottage, a beautifully reimagined home in the heart of Martham. Tucked away within this sought-after Broadland village, Sabine Cottage has been thoughtfully renovated to blend period charm with modern comfort. Behind its timeless façade, the interiors have been transformed to offer light-filled, elegantly finished living spaces, with every detail curated to create a welcoming and stylish home.

The ground floor flows effortlessly, with versatile reception areas perfect for entertaining or relaxing, while the kitchen pairs contemporary fittings with a nod to the home's heritage. Upstairs, three well-proportioned bedrooms provide generous accommodation, all enhanced by the quality of finish and attention to detail throughout.

Outside, the property continues to impress, offering a private courtyard garden designed for low-maintenance enjoyment, along with the rare advantage of both a garage and off-road parking, whilst the frontage has been thoughtfully planted to offer a typical cottage garden.

Perfectly placed to enjoy village life, Sabine Cottage is an exceptional opportunity to secure a home where character meets convenience. An internal viewing comes highly recommended.









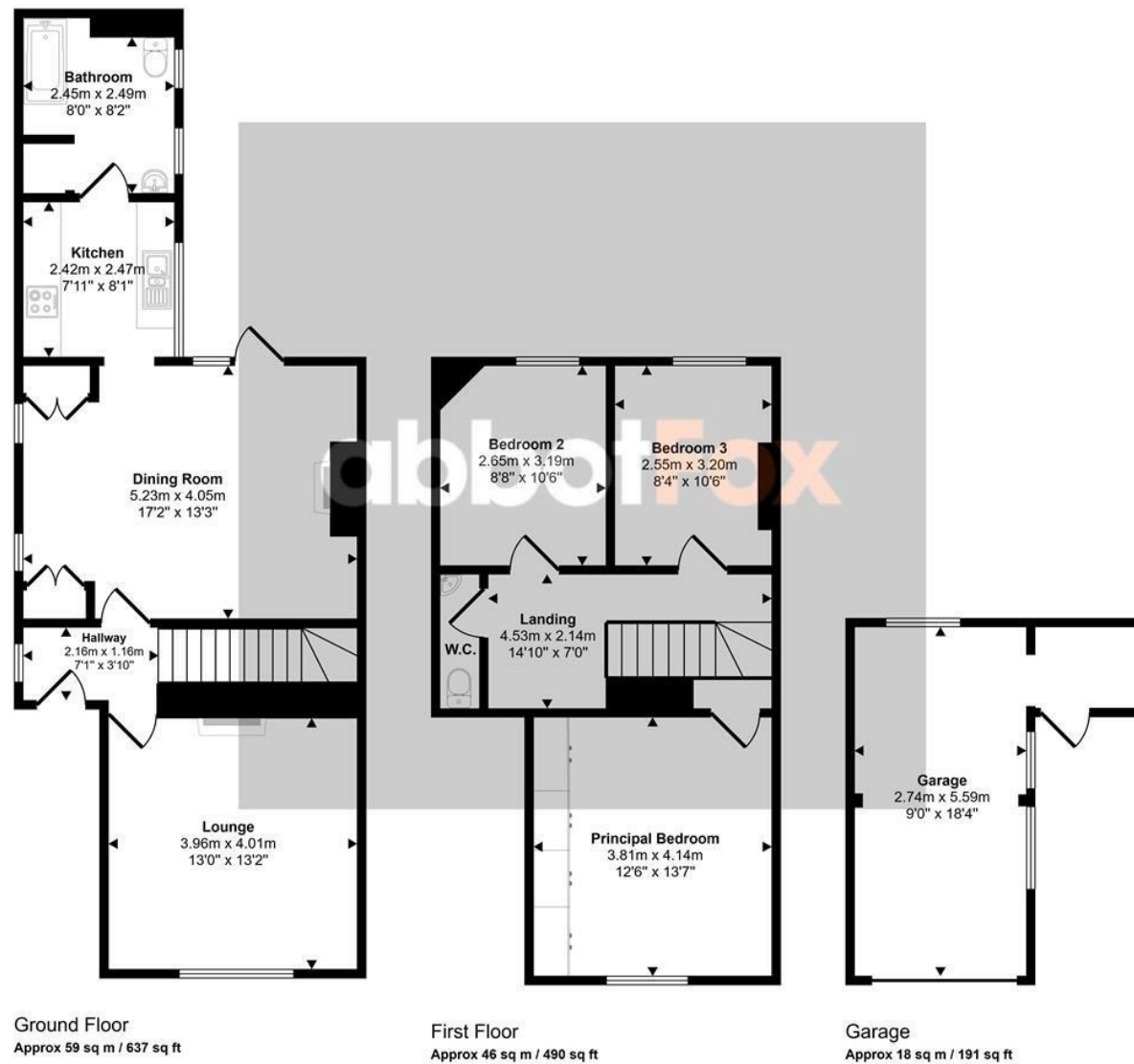


## THE HIGHLIGHTS\_\_

- Stylish, renovated cottage
- Three bedrooms and cloakroom off landing
- Generous living accommodation
- Refitted kitchen and "secret" utility room
- Off road parking and garage (with potential to convert to studio space)
- Convenient location within easy reach of local amenities
- Deceptively spacious
- Cottage gardens
- Internal viewing highly recommended
- Guide Price £300,000 - £325,000



Approx Gross Internal Area  
122 sq m / 1318 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

*Let's talk*

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EPC RATING -

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