



West View Cottage
Sandy Lane | West Somerton | Norfolk | NR29 4DJ

CHARACTER AND COMFORT



Set on a peaceful no-through road with uninterrupted views over open fields, this beautifully renovated thatched cottage perfectly blends rustic charm with stylish modern living.

With three en-suite bedrooms, open plan kitchen/breakfast room and superb sitting room, there's no work to do and plenty of space and light!

Within minutes of the beach, the broads and close to amenities, welcome to truly unspoilt Norfolk.



KEY FEATURES

- A Detached Thatched Period Cottage with Field Views in the Village of West Somerton
- Three Bedrooms, all with En-Suite Facilities
- The Principal Bedroom En-Suite benefits from a Roll Top Bath
- Open Plan Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Spacious Sitting Room with Wood Burner and a Separate Study
- Pretty Rear Gardens back onto Woodland with a Patio, Well and Summerhouse
- Gated Driveway with Plenty of Parking
- The Accommodation extends to 1,949sq.ft
- Energy Rating: E

Located just a short distance from the popular village of Martham, you'll enjoy easy access to local shops, cafes, and amenities – while still relishing the peace and privacy of a countryside setting. The current owners were drawn to the cottage by its location with country walks across the fields and bridleways to the Winterton beach, Martham Broad or to the village. The views across the fields are good for the soul and the privacy of the rear gardens allow complete tranquillity.

Step Inside

The property boasts a traditional thatched porch, creating a postcard-worthy first impression. Stepping inside to the spacious entrance hall, the stairs are to the right along with a study with built in storage, a real plus for a hybrid working life and this could make a great snug or ground floor bedroom if required. A door from the hallway takes you into the huge sitting room with pretty white wood burner at one end and double doors to the gardens the other. This room is great whatever the season, offering a cosy fireside spot in winter yet allowing you to open the doors and enjoy the gardens and terrace in the summer. The current owners often enjoy an early morning cuppa here in the stillness of the air with just birdsong for company. Turning left from the entrance hall is the ground floor cloakroom and the simply fabulous open plan kitchen breakfast room. Two sets of double doors lead to the entertaining terrace, great for alfresco parties with room for lounging and dining furniture. The kitchen has a wonderful pop of personality with the Bertazzoni range cooker which features an induction hob. Cleverly positioned next to the American style fridge, doors open to reveal a shelved pantry, and with a coffee station, Quooker tap for hot, cold and sparkling water, traditional kitchen cabinetry with display and storage space, discerning chefs will find absolutely everything they need. With space for a dining table as well as sofas if required, the versatility of this area is incredible – you can lead the life you want here – just decide and go with it! Just off the kitchen is a store and also a practical utility room, with external door, a great area for muddy boots and paws after a long stroll in the countryside or a bracing sandy beach walk.





KEY FEATURES

Totally Transformed

What today is a stylish and welcoming “chocolate box pretty” home has been totally transformed in recent years. The thatch was completely re done in 2018 and the current owners have reconfigured the layout, creating ensuites for all three bedrooms, installing a pressurised water system, new timber frame double glazed windows and underfloor heating. It now boasts all the modern conveniences a family needs, with open plan living and home office space, yet has retained oodles of country charm using natural materials like limestone and oak flooring, exposed brick fireplaces, wood burners and a considered use of a country living colour palette. The cottage has a wonderful comfortable feel to it, with a fantastic flow of space and is calm, welcoming, and future proofed for years to come.

Exploring Upstairs

At the top of the landing turn right to find two superb bedrooms, each with warm oak floorboards, an elegant ensuite and windows facing West with outlook across fields and farmland. The views are restful and of times gone by in this unchanged part of Norfolk. Back along the landing is the principal suite, bright and light being dual aspect and with its own walk in dressing room. The expansive ensuite feels like a boutique hotel, with the fabulous roll top freestanding bath adding a touch of glamour, plus fitted furniture for wash basin offering plenty of storage and gorgeous tiled floor. Everyone is afforded privacy with their own bathroom and independent space, so this home is great for families or as a holiday home, or for those who just love having their friends stay over.

Step Outside

Approached from a quiet no through road the traditional double 5-bar gates, set in a characterful flint wall, open to a generous driveway and parking. The owners have a bench out front to make the most of undisturbed views and spectacular sunsets across surrounding fields. Beautifully landscaped gardens showcase an expanse of terrace for outdoor entertaining with access to the kitchen diner and sitting room by three sets of French doors – allowing the outside in and for guests to choose sun, shade, or a cosy sofa inside with a breeze from the garden. Across the lawns the delightful summer house offers a peaceful sanctuary, getting the last of the afternoon sun, and just around the corner is a cool shady patio under trees – ideal during the heat of the day. Whether enjoying your morning coffee on the patio or entertaining friends in the summer, the outdoor space is private and quiet, bordered by mature trees and hedging. The well in the garden can provide water for gardening too – so the grass really is always greener here!





















INFORMATION



On The Doorstep

West Somerton is just over 1.5 miles away from Martham, a large village bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctor surgery, public library, and schools. From the cottage you can walk directly to Martham Broad, a Norfolk Wildlife Trust designated national nature reserve, popular, with outdoors enthusiasts and ornithologists. Winterton village is just 4 miles away with pubs, shops and gorgeous sandy beaches plus little café and you can walk to it direct from the cottage too.

How Far Is It To?

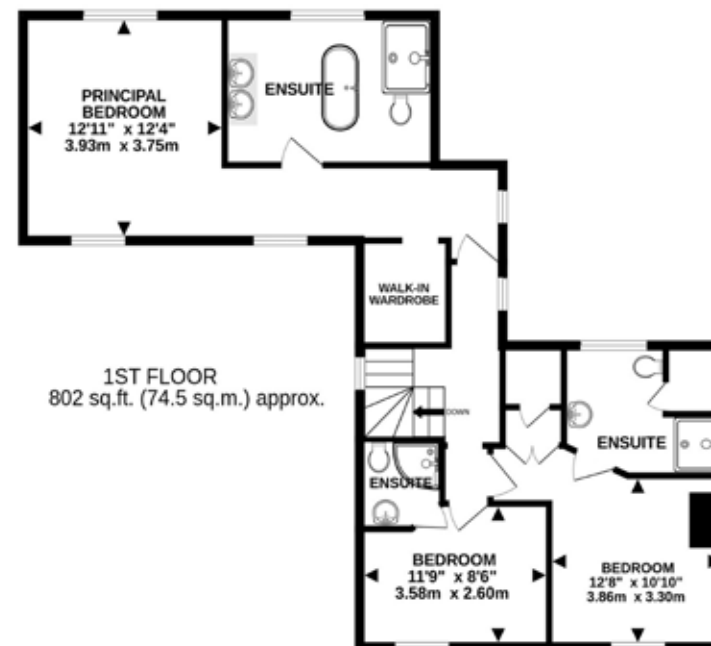
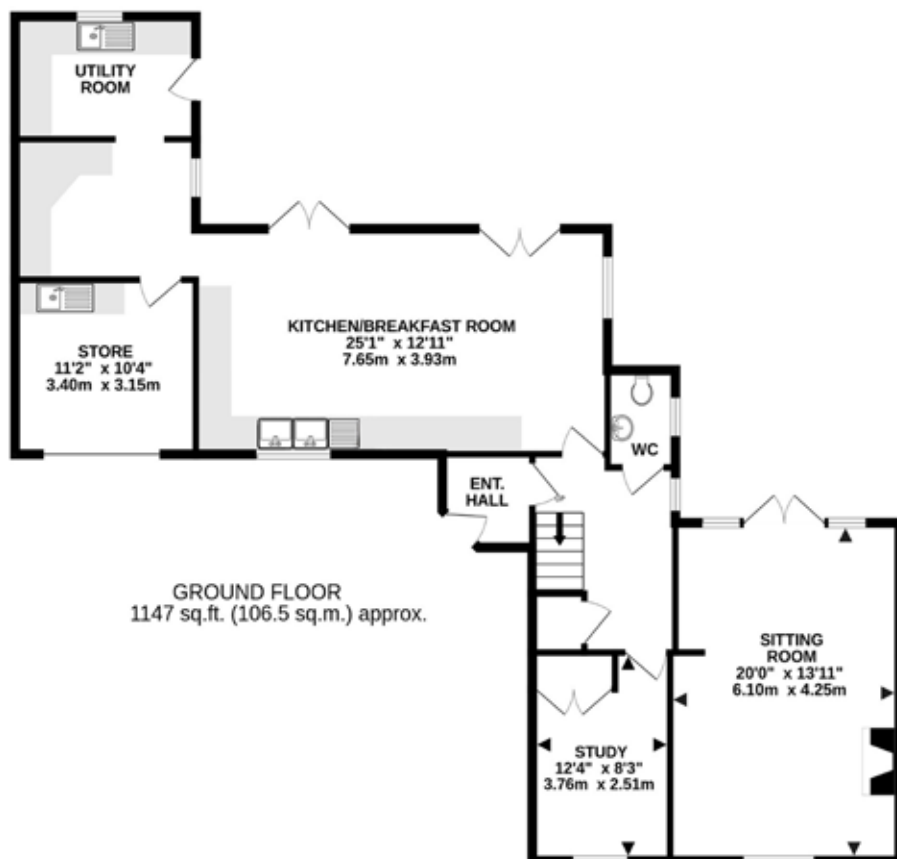
Great Yarmouth is just 10 miles away and offers rail links and traditional seaside activities. The cathedral city of Norwich is 22 miles away and has excellent educational, cultural, recreational, and shopping facilities plus regular rail service to London Liverpool Street and an international airport. The North Norfolk Coast is just 10 minutes away with quaint villages, sandy beaches and the bustling towns of Holt, Wells and Blakeney.

Directions

From Norwich take the A47 Southern bypass heading towards Great Yarmouth. At Acle take the A1064 exit on the roundabout heading towards Caister on Sea and Hemsby. Turn left onto Main Road/B1152 and continue to follow this road and then turn right onto Mill Lane/B1152. Turn right onto High Road/A149 and then left onto Repps Road. Repps Road turns slightly left and becomes White Street. Continue onto Somerton Road and then turn left onto Sandy Lane. The property will be found on the right hand side opposite the fields.

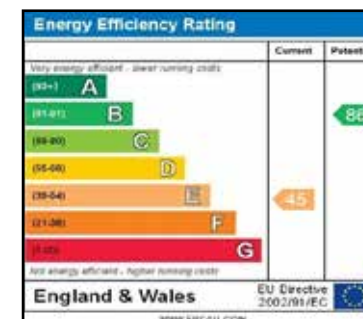
Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Cess Pit
Satellite Broadband Available - Vendor uses Starlink
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Great Yarmouth Borough Council; Council Tax Band F
Freehold



TOTAL FLOOR AREA : 1949 sq.ft. (181.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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