

THE STORY OF

Yew Cottage

Saxlingham Nethergate, Norfolk

SOWERBYS



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Saxlingham Nethergate, Norfolk
NR15 1AJ

No Onward Chain

Charming Character Cottage

Grade II Listed

Three/Four Bedrooms

Spacious Front and Rear Gardens

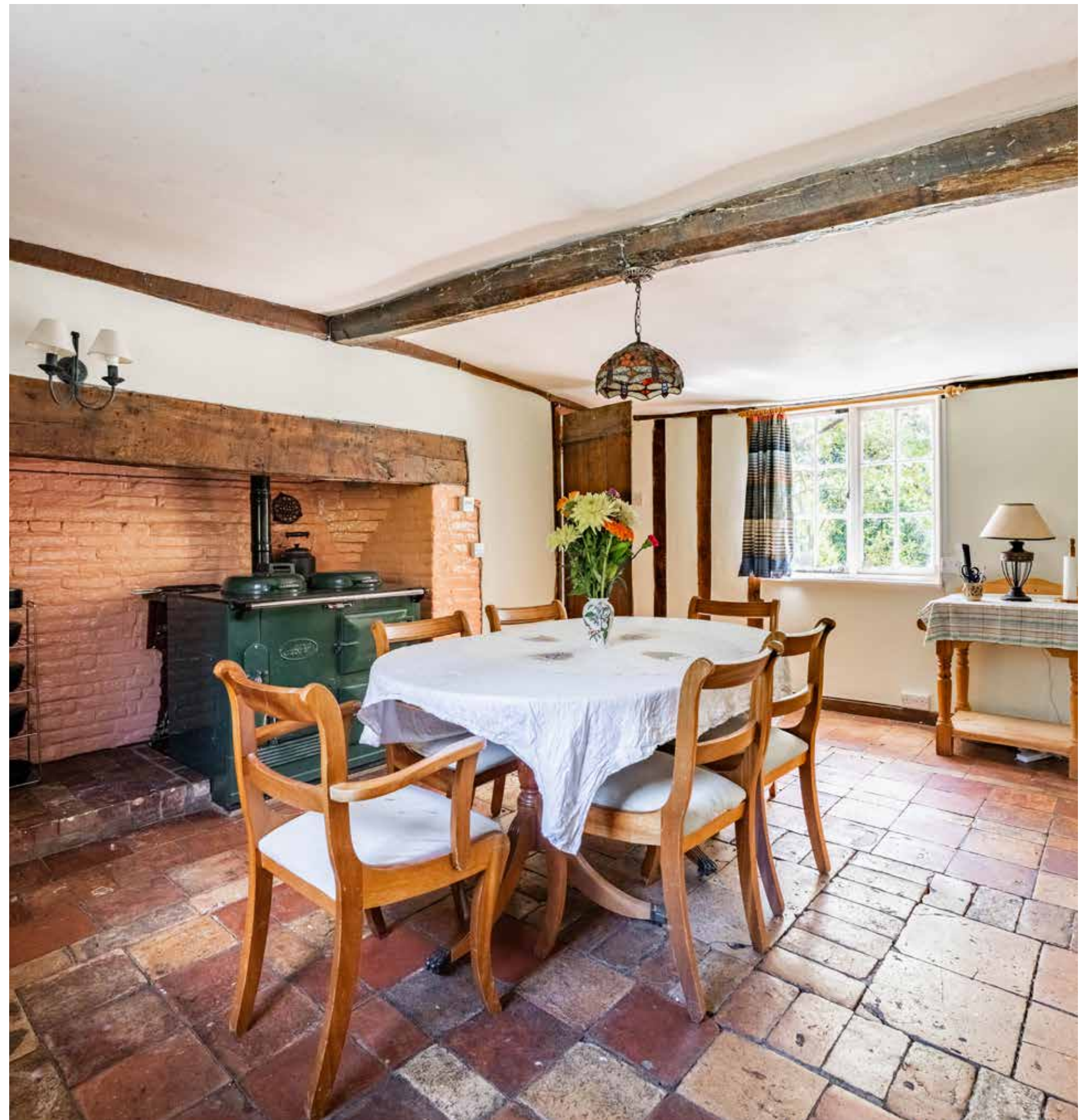
Wealth of Character Features

Garden Studio

Idyllic Village Setting

Highly Sought After Location

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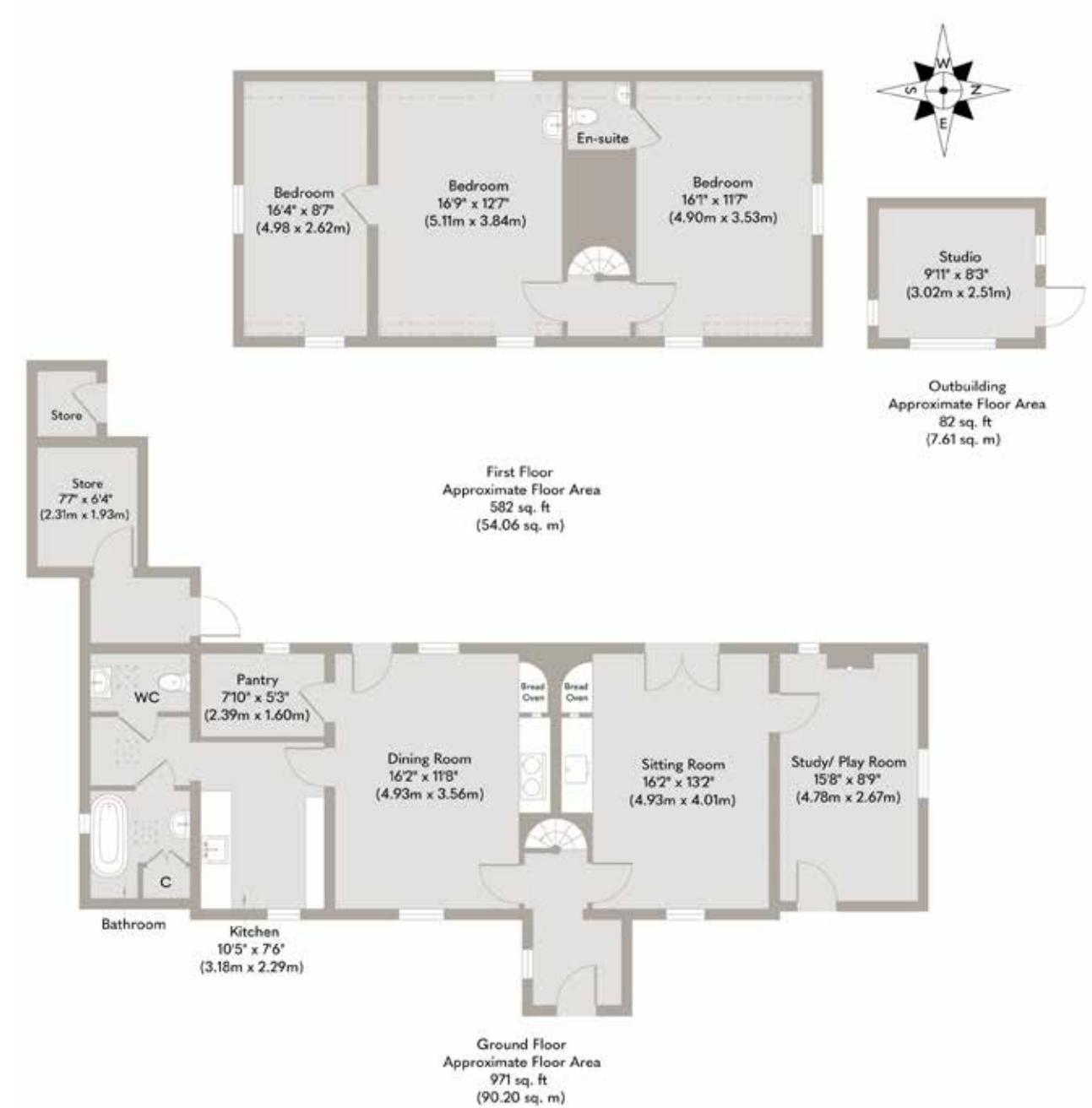
Sitting elegantly within an enchanting plot approaching 0.25 acres (STMS), this charming Grade II Listed cottage showcases all the character one could hope for from a historic and beautifully maintained period home, within an idyllic and highly sought after village location. Over 1600 sq. ft. of quintessential accommodation is adorned with a wealth of period features including exposed bricks and timbers, original flooring, striking fireplaces and even the original bread oven.

The entrance porch reveals the staircase flanked by the sitting room to one side and the dining room to the other. The dining room leads to the classic cottage kitchen as well as a handy pantry, whilst the sitting room leads to a versatile snug/study that could be converted to a ground floor bedroom with its own external entrance/exit should the need arise. Elsewhere on the ground floor, there is a WC and family bathroom.

To the first floor, three generous bedrooms all enjoy pleasant views of the garden, and the spacious principal bedroom benefits from a cloakroom en-suite.

Outside, the magical plot has been lovingly honed to provide a haven for native plants and wildlife, accompanied by a polytunnel for keen gardeners and a range of modern sheds and brick outbuildings for all storage purposes. An electrical car charging port is located at the front for on-drive charging. Nestled at the bottom of the garden, a superb garden studio is fully fitted for working from home, which makes for a magical spot amongst the embrace of nature.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Saxlingham Nethergate

A HISTORICAL VILLAGE BURSTING WITH PICTURESQUE VIEWS

At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. There's also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 9 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

Norwich, a historic and vibrant regional capital, blends medieval charm with modern appeal. Its cobbled streets, like Elm Hill, showcase Tudor architecture, merchant houses, and cosy cafes, leading to the 1,000-year-old Norwich Cathedral. The University of East Anglia adds a touch of brutalist design and houses the Sainsbury Centre's modern art collection. Surrounded by Norfolk's landscapes, Norwich also boasts excellent schools, a thriving arts scene, and quick connections. The train to London Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK and international destinations including to the connecting worldwide hub of Schipol, Amsterdam.



Note from Sowerbys



“This charming Grade II Listed cottage showcases all the character one could hope for from a historic and beautifully maintained period home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired aga. Electric storage heaters. Wood burners.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///become.often.snooping

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SOWERBYS

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