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THE STORY OF

# Sherwood Cottage

*Catfield, Norfolk*

SOWERBYS





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# Sherwood Cottage

Sutton Road, Catfield  
NR29 5BG

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Quintessential Norfolk Farmhouse

Five/Six Bedrooms

Private and Peaceful Location

Brick and Flint Elevations

Wealth of Character Features

Beautiful Countryside Views

Functional Family Home

Pretty Plot of 1/3 Acre (STS)

Landscaped Gardens and Outdoor Kitchen

Application Pending for a Cart Lodge

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Tucked amongst rolling countryside between the Norfolk Broads and the coast, sits Sherwood Cottage, a quintessential flint cottage dating back to 18th Century that was once a farmhouse to a large estate. It serves as a much-loved family home in a plot of approximately 1/3 Acre (STS) and boasts a wealth of characterful rooms including multiple receptions and five/six bedrooms.

The sprawling ground floor hosts an array of flexible and characterful receptions including a classic run of farmhouse receptions which flow effortlessly from one to the other, each adding charm of their own with exposed beams, ornate fireplaces and reams of natural light. Sitting rooms, snugs, studies and family rooms can all be found amongst these delightful receptions. A quintessential farmhouse kitchen houses the AGA amongst a decorative brick surround with the stunning adjacent garden room currently which makes for an idyllic spot to gather for family meals amongst panoramic views of the gardens.

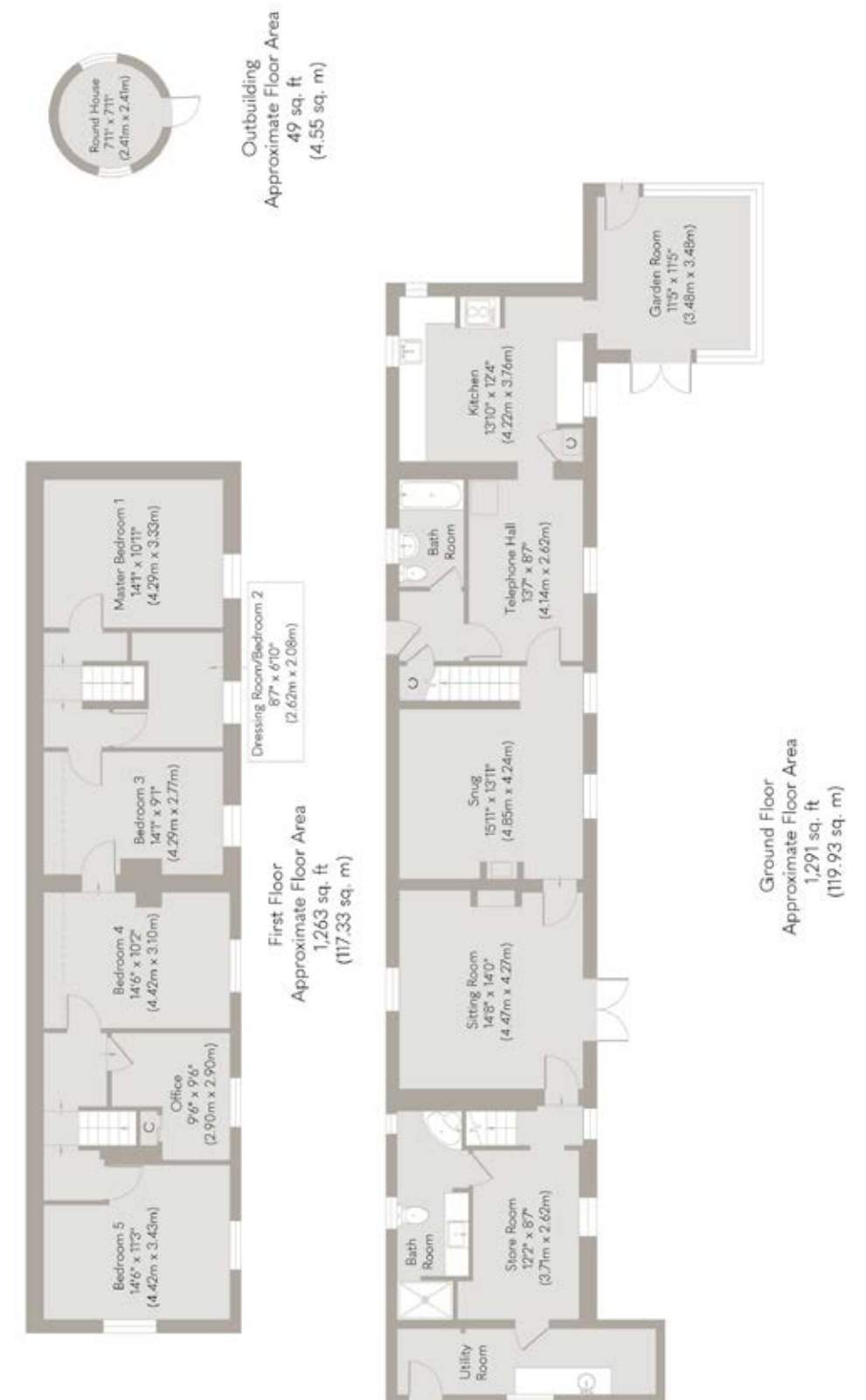
Having once been two separate cottages, the home features two separate staircases at either end of linking the first floor together which is home to five well-proportioned bedrooms and a further dressing room/nursery.

Enjoying a large plot amongst beautiful countryside, the gardens at Sherwood Cottage are every bit as charming and well presented as the house itself. Numerous terraces make the very best of the all day sunshine. An outdoor kitchen graces one such terrace, well equipped for BBQs with family and friends is a well sheltered spot amongst wisteria and the elegant elevations of the home. Vegetable patches, sprawling lawns, well stocked beds and mature trees round out a truly enchanting plot with multiple outbuildings including a thatched Folly at the bottom of the garden. There is an application pending for a cart lodge.









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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# Catfield

## NORFOLK'S TRANQUIL GEM

The lovely village of Catfield is located in the heart of the Norfolk Broads, offers a serene countryside escape.

Known for its friendly community and traditional flint cottages, the village has much to offer. St. Margaret's Church stands proudly in the centre, thought to date back to the 14th century. The Crown Inn is a favourite with the locals, as well as nearby farm shops offering fresh produce and small, independent shops.

For those who enjoy nature walks, the surrounding countryside is ideal for this, with walks along Weaver's Way or through the nearby Catfield Fen, a nature reserve known for its wildlife.

Catfield's central location in Norfolk makes it an ideal base for exploring the wider region. The Norfolk Broads is just a short drive away, offering a network of rivers and lakes perfect for boating, birdwatching, and exploring charming waterside villages like Wroxham and Horning.

Norwich City is just under forty minutes away and offers a stunning cathedral, medieval streets, museums, and a vibrant arts and culture scene. Forty minutes the opposite direction is the beautiful coastal town of Cromer, with lush sandy beaches and famous for its pier and seafood.

Traveling to these different towns is made easy with local bus services and a train station in both Hoveton and Wroxham.

Whether you're seeking a peaceful retreat or hoping to explore Norfolk's rich history and vibrant culture, Catfield and its surrounding areas offer a delightful blend of countryside charm and diverse attractions.



### Note from Sowerbys



"The serene garden, where the lush greenery and inviting patio promises endless moments of relaxation and joy."



### SERVICES CONNECTED

Mains water, electricity and fibre broadband. Drainage via two septic tanks. Oil-fired AGA provides hot water and heating through a radiator in the bathroom, while the brand-new boiler installed in 2024 heats the rest of the house via radiators.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

F. Ref:- 8999-4524-1829-7227-5963

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3Words: ///glimmers.decoding.wording

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# SOWERBYS

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Journey*

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for the homeless

 **mind**  
Norfolk and  
Waveney

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