



THE STORY OF

Springwater Cottage

Shotesham All Saints, Norfolk

SOWERBYS



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Springwater Cottage

The Street, Shotesham All Saints, Norfolk
NR15 1AP

Characterful Cottage

Most Popular Location

Three Reception Rooms

Kitchen/Breakfast Room and Utility Room

Garden Room

Four First Floor Bedrooms

En-Suite and Family Bathroom

Well Landscaped Garden and Terrace

Garage and Fine Views

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Springwater Cottage is a delightful character home, perfectly positioned in the sought-after village of Shotesham All Saints. The village is known for its beautiful countryside walks and the protected, unspoilt common.

The property has been lovingly maintained and enjoyed by the same family for over 40 years. Formerly the village post office, it remains a notable home full of charm and character.

The ground floor offers well-appointed reception spaces, including a cosy sitting room, dining room and a versatile study/library. To the rear, a well-fitted kitchen/breakfast room provides excellent workspace and storage, with room for a table to enjoy casual dining, and flows seamlessly into a lovely garden room. A practical laundry room completes the accommodation on this level, with direct access to the rear garden.

Upstairs, there are four bedrooms, one of which benefits from a well fitted en-suite. The remaining bedrooms are served by a family bathroom.

Externally, the cottage is equally appealing. To the front, there is a small driveway giving access to the garage. To the side, a raised terrace provides an ideal space for entertaining or relaxing. The rear garden is beautifully landscaped and tiered, featuring herbaceous shrubs, clipped box hedging and gravelled steps leading up and around.

It should also be noted that the property is not listed.





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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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Shotesham All Saints

A LOVELY VILLAGE WITH AN INTERESTING HISTORY

One of South Norfolk’s most desirable villages, Shotesham All Saints is steeped in history, extending back in excess of 1000 years. Located on the valley of the River Tas, Shotesham has a local conservation group, a village pub, and many attractive period listed properties. There are numerous walks and bridleways, and Boudicca Way, named after the Iceni warrior queen, passes nearby, providing a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 8 miles south of the city, Shotesham All Saints is perfectly placed for commuting, whether it’s into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant’s houses, thatching, individual homes, speciality shops and small cafes, you’ll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city’s airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“A delightful character home in the sought-after village of Shotesham All Saints.”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2106-1137-1151-1376-8818

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: ///outgoing.parked.employ

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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