



THE STORY OF

Willows

Seething, Norfolk

SOWERBYS



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Willows

Brooke Road, Seething, Norfolk
NR15 1DP

Charming Grade II Listed Country Cottage

Abundance of Character Throughout

Beautiful Modern Kitchen Breakfast Room

Welcoming Dining Room for Entertaining

Characterful Sitting Room for Relaxed Living

Light Filled Garden Room with Garden Views

Practical Utility Room and Cloakroom

Three Generous First Floor Bedrooms

Modern Family Bathroom and Stylish En-Suite

Grounds Approaching 1.8 Acres (STS) with
Orchard Woodland and Traditional Outbuildings

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This charming Grade II listed country cottage offers a wonderful blend of historic character and modern comfort. Recently re-thatched and beautifully improved, the home presents warm and inviting accommodation that flows effortlessly throughout. At the heart of the property sits the newly fitted kitchen breakfast room, a thoughtfully designed space with generous storage and ample workspace. Doors lead directly out to the garden, making it an ideal setting for relaxed cooking and informal gatherings.

The dining room provides an elegant environment for entertaining, while the adjoining sitting room is full of character and offers a peaceful place to unwind. A well appointed garden room frames delightful views of the grounds and creates a pleasant connection with the outdoors. Completing the ground floor is a useful utility room and a smart cloakroom.

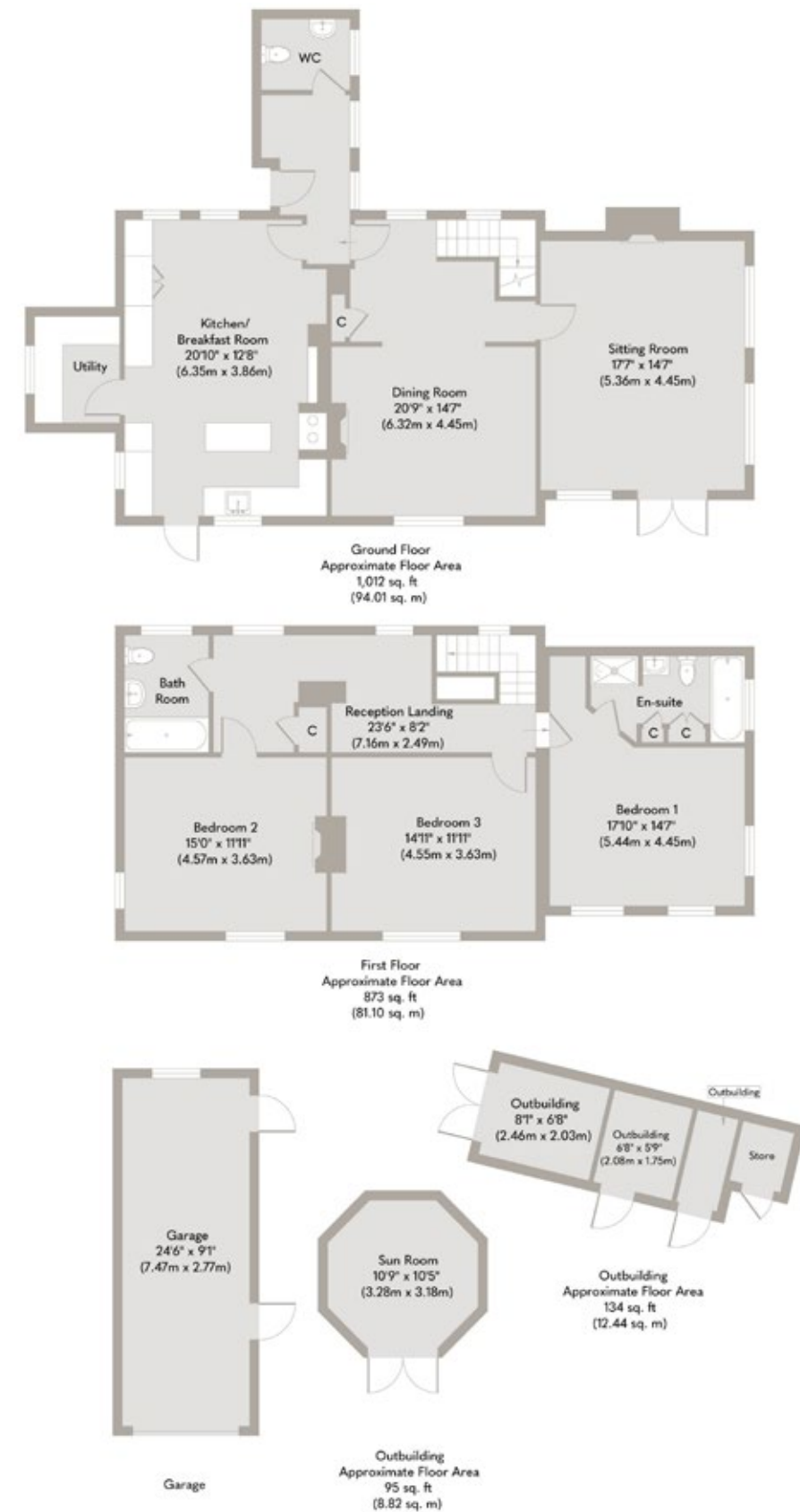
Upstairs there are three comfortable bedrooms, each offering a sense of space and charm. The modern family bathroom is finished to a high standard and the principal bedroom benefits from a stylish en-suite shower room with a built-in mirror television.

Outside, the approach leads to a driveway with parking and a detached garage. Traditional outbuildings provide excellent storage and further versatility. The grounds extend to approximately one point eight acres and create a wonderful sense of rural living. Sweeping lawns, established borders and a generous terrace offer numerous spots to enjoy the surroundings. A productive orchard and kitchen garden enhance the appeal, while meandering pathways through the woodland create an enchanting and tranquil setting that truly elevates this very special home.



If I had to describe this home in three words:
perfect wildlife haven.





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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Seething

QUAINT SCENIC NORFOLK VILLAGE
WITH HISTORIC CHARM

A traditional Norfolk village which has retained its charm. At the centre of the south Norfolk village of Seething you'll find the church of St Margaret and St Regimus, a beautiful building with a thatched roof and early Norman round tower. The village has a variety of amenities such as has a local shop, post office, village hall and a large playing field.

For younger children, there is an excellent first school within the village and a nursery a few miles away. The nearby market town of Loddon offers a secondary school, plus a variety of day to day shops and amenities.

The Cathedral City of Norwich is approximately 9 miles to the north. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city.

Within close proximity of Suffolk as well, Seething has plenty of beautiful areas to explore locally, fully allowing you to relax in a slower way of live and escape the busy cities.



Note from the Vendor



“Living here has been a joy, being surrounded by countryside and incredible wildlife has made every day feel connected to nature.”



SERVICES CONNECTED

Mains electricity and water. LPG heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:-2197-1374-6763-8147-1116

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: ///smiling.give.bins

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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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