



The Cottage
St. Giles Road | Swanton Novers | Norfolk | NR24 2RB

FINE & COUNTRY

THE PERFECT PLACE



“It’s the little things in life that make all the difference.

Biting into an apple picked fresh from the tree, your children collecting eggs from your hens each morning, having room to host all the family for Christmas – and even to have three generations living happily alongside each other.

This pretty, flint-fronted cottage offers all this and more.

The perfect place to raise a family with fresh air and freedom,
so rarely found these days.”



KEY FEATURES

- A Pretty Flint Fronted Cottage situated in the Village of Swanton Novers
- Three Bedrooms and First Floor Bathroom
- Kitchen/Breakfast Room and Ground Floor WC
- Three Main Reception Rooms plus a Garden Room
- Two Further Versatile Rooms used as Home/Office/Study Areas
- Landscaped Gardens of around 0.5 of an acre with an Orchard, Vegetable Plot, Summerhouse and Shed
- Lovely Pentagon Shaped Brick Outbuilding provides a 'Room' in the Garden
- Double Garage and Large Workshop plus Plenty of Parking
- The Accommodation extends to 2,508sq.ft
- Energy Rating: F

If you've always wanted to put down roots in North Norfolk, close to pretty market towns such as Holt and to the glorious coast, this attractive period home is sure to fit the bill. The character cottage has been significantly extended over the years and sits in the centre of its half-acre plot, with orchard, vegetable beds and more. It also has planning permission for a separate dwelling to be built, creating the perfect granny annexe or investment.

Moving With The Times

This is a property that's been totally transformed over the years, offering period charm and authentic character alongside sympathetic additions that provide an abundance of flexible living space. The building dates back to 1843, if not earlier, as two worker's cottages and was later opened into one property. When the current owner came here, around 55 years ago, it was a smallholding. He and his wife fell in love with the garden, the nearby countryside and the potential and set about creating what is today a spacious family property in lovingly landscaped gardens. Both the home and garden have been well maintained and refreshed over the years.

Character And Comfort

There are lots of lovely features and details you'll see as you start to explore. Unusually, the property has two date plaques on the exterior. The oldest is the year in which the property was fronted with brick, so the cottage may be older than this in its original parts. The second was added by the owner when he had the property extended and the new frontage was finished in flint, so typical of this part of the county. Inside, there are two charming fireplaces, one in each of the original reception rooms in the oldest part of the cottage. One houses a log burner, while the other has a working open fire, so you can enjoy the ambience of a roaring fire on cold winter evenings.





KEY FEATURES

The flexible layout and comfortable flow of the accommodation lends itself to social gatherings, and you can host a crowd very easily here, but when the family is home alone, you'll always be able to find a quiet corner where you can curl up with a good book. The glazed hall and garden room offer plenty of sunny warmth and views across the garden, while the amount of reception rooms allows for a study, home office or even a bedroom on the ground floor.

A Breath Of Fresh Air

There's much more to explore in the garden. The main part wraps around the house, with ample parking and a spacious garage and workshop. There's a further area with productive apple, plum and damson trees, as well as raised beds and you could easily add to this and grow plenty of lovely fresh produce if desired. You have space for a chicken run and even for goats, so you can enjoy a healthy, outdoors lifestyle that's increasingly rare and sought after. There's planning permission in place for a bungalow on the site, which would be perfect for elderly parents, allowing you to live alongside each other and support one another whilst retaining your own space and privacy. You're in the heart of a small but very friendly village, with an active community centred around the village hall, which also offers play equipment for children and fitness equipment for adults. Swanton Novers is known for its woodland, a Site of Special Scientific Interest managed by Natural England. Whilst the public can't roam the woods freely, you can wander the designated footpaths to your heart's content. The cottage is also well positioned for making the most of the wider area, around seven miles from Holt and from Fakenham and within easy reach of the spectacular North Norfolk coast. Choose from family-friendly resorts, such as the traditional seaside town of Cromer, the wide open marshes at Stiffkey, spot the seals at Blakeney or treat yourself to lunch at one of the many highly-regarded pubs dotted around the area. Yes, it can get busy at the coast in summer, but you can enjoy everything that draws the holidaymakers here before heading home where there's nothing but peace and quiet. You're also well placed for travel out of the county, something that was important to the owner, who often had to travel to the North of England and to London.





























INFORMATION



On The Doorstep

Close by are the market towns of Holt and Fakenham. Local attractions include the unrivalled North Norfolk Coastline with a plethora of restaurants, public houses, boutique shops and farm shops, country walks and areas of natural beauty. For those with education high on their agenda, Greshams boarding and day school is in close proximity as is the highly sought after primary school at Stibbard.

How Far Is It To?

Swanton Novers is a North Norfolk rural village which is found approximately 8 miles from the thriving market town of Fakenham with the Fakenham Race Course and a host of local supermarkets and other amenities. The Georgian market town of Holt is approximately 7 miles which also has a range of amenities with its popular boutique shops and of course the popular restaurant Byfords. Both Pensthorpe Natural Park and the Thursford Collection are on the doorstep. The Cathedral City of Norwich is within 24 miles with a wide range of cultural and leisure facilities, a wide range of Schools in both the Public and state sectors and of course a main line Railway station.

Directions

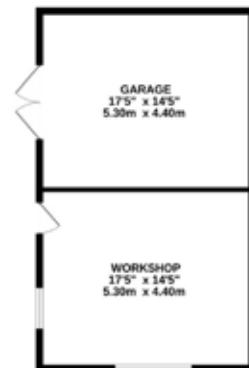
From Fakenham leave east on the A148 towards Holt, at the junction with the B1354 (signposted Melton Constable) turn right. Proceed along this road and then turn right onto Swanton Road and continue onto The Street. Turn right onto St Giles Road and the property will be found on the right hand side.

Services, District Council and Tenure

Electric Storage Heating, Mains Water, Septic Tank Drainage
ADSL Broadband Available - see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band E
Freehold



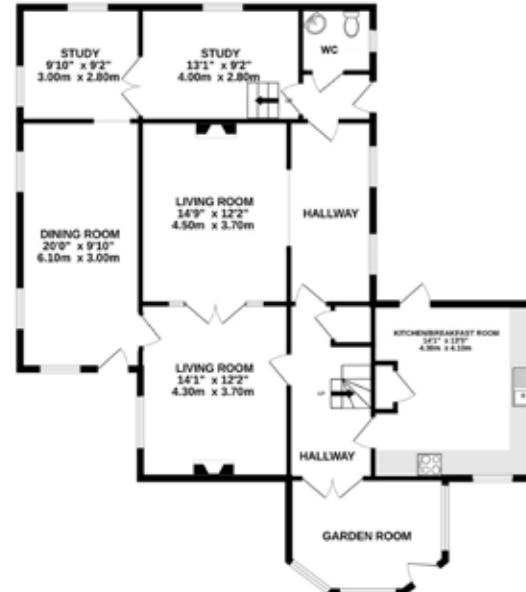
GARAGE/WORKSHOP
571 sq.ft. (53.0 sq.m.) approx.



GARAGE
17'5" x 14'5"
5.30m x 4.40m

WORKSHOP
17'5" x 14'5"
5.30m x 4.40m

GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



BEDROOM
16'3" x 6'11"
4.95m x 2.30m

BEDROOM
14'9" x 12'2"
4.50m x 3.70m

BATHROOM
2.40" x 1.80"
0.85m x 0.55m

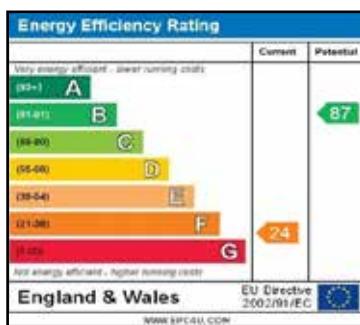
LANDING



TOTAL FLOOR AREA : 2508 sq.ft. (233.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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