



2 Orchard Cottages
St. Giles Road | Swanton Novers | Norfolk | NR24 2RD

COUNTRYSIDE GEM



Tucked away in a peaceful North Norfolk village, this appealing Victorian cottage welcomes you with its fresh renovations, period features and lush private gardens.

Surrounded by rolling fields, woodland walks and a strong community spirit, the property offers an inviting sanctuary that perfectly balances traditional charm and modern comfort.



KEY FEATURES

- A Completely Renovated Victorian Terrace Cottage with Character Features, situated in a quiet Cul-de-Sac near Swanton Novers Woods
- Three Bedrooms and Ground Floor Bathroom
- Living Room with Victorian Fireplace and Sitting/Dining Room with Wood Burning Stove
- Newly Fitted Kitchen with Pantry
- Double Glazed Windows and Exterior Doors Throughout
- Damp Proof Treatment and New Heating Controls
- Cottage Front Garden Stocked with Shrubs and Annuals
- Rear Garden with Mature Fruit Trees and Spacious Wooden Shed
- Private Parking Area for Two Vehicles
- The Accommodation extends to 848sq.ft
- Energy Rating: E

A rare opportunity awaits to acquire a property where tradition meets modern convenience, offering an ideal escape in a friendly village setting yet within easy reach of the coast, market towns and amenities.

What Makes It Special

When asked what attracted them to the property, the owner said, "There were a number of factors - I couldn't just name one." They explained that they were seeking a peaceful retreat close to Holt and the coast. The quiet countryside setting, access to the Woods, the rear orchard, and the view of the church were all important draws. Swanton Novers itself is known for its historic woodlands and tranquil surroundings. This terraced cottage, originally built by the Forestry Commission for its employees, retains the charm of the late Victorian era. Positioned at the end of a very quiet lane with minimal traffic, it offers privacy while still welcoming the occasional dog walker or birdwatcher passing the house. Inside, the characterful mix of preserved period touches, particularly appealed to the owner. The open fireplace, the walk-in kitchen larder, and the enclosed staircase are typical of cottages from this era. Also, add an element of warmth and individuality to the property.

No Stone Unturned

Since purchasing the cottage in 2020, the owner has completed a full programme of renovations. These include replacing all exterior doors and windows with double-glazing, damp-proof treatment, a new flue and wood-burning stove, upgrading the oil tank and heating controls, sanding the floorboards, and fitting a new kitchen in 2024. The entire cottage has also been redecorated. Externally, a new fence and shed were added, and the front garden was completely replanted.





KEY FEATURES

Traditional With a Modern Twist

On entering through the porch, you step into a welcoming living room featuring a period cast-iron fireplace and views of the front garden. The ground floor includes a spacious sitting and dining area arranged around a wood-burning stove set on a quarry-tiled hearth, with direct access to the kitchen. The kitchen is fitted with base and wall units, a built-in oven and ceramic hob, modern tiling, and a walk-in pantry offering excellent storage. The family bathroom sits just beyond the kitchen.

Upstairs, the landing leads to three comfortable bedrooms: a generously sized principal bedroom with varnished floorboards, a built-in wardrobe, and views across the garden and countryside; and two further bedrooms, each with painted floorboards and their own charming outlooks.

"A quiet countryside location, a friendly village and a homely feel to the property - traditional with a modern twist," the owner said, reflecting on what makes the cottage special. The blend of period charm - original fireplaces and exposed flooring; with thoughtful modern updates creates a warm, inviting atmosphere ideal for relaxation or entertaining.

Favourite Spaces

Asked about favourite spaces within the cottage, the owner replied: "The front bedroom on the first floor is especially cherished for its wonderful view of the garden, fields and woods, with tranquil sunrises and a dark night sky perfect for stargazing. I also treasure the cosy ambiance of the ground floor front room, especially when the open fireplace is lit." These rooms each offer their own mood from peaceful mornings to snug evenings.

The Outside

The gardens provide year-round interest and privacy. The front garden is laid out in a traditional cottage style with annuals, shrubs, and vegetables. The rear garden includes an established apple tree producing a plentiful annual crop, a Victoria plum tree, and a smaller apple tree. There is also a spacious wooden shed for storage. The standout feature is the far-reaching view across St Edmund's Church and the neighbouring fields. "There is an abundance of wildlife visiting the gardens -sparrowhawks, buzzards, owls, robins,, deer and badgers. Just to name a few! There are also bees and many varieties of butterfly," the owner noted, highlighting the natural appeal of the setting. The property is approached down a quiet country lane with parking for two vehicles and useful garden stores, including one housing the boiler.

























INFORMATION



On The Doorstep

Close by are the market towns of Holt and Fakenham, with their lively shops, restaurants and cultural attractions, as well as the North Norfolk Coast, and miles of footpaths and quiet country lanes ideal for walks and cycling rides. "The village is very friendly and supportive. It has an active church, a vibrant village hall with coffee mornings, weekly bowls, monthly bar and supper evenings and is a regular venue for folk groups," the owner explained. Families benefit from access to Gresham's School and the sought-after primary school at Stibbard, while excellent road links make the location ideal for exploring the wider region.

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 a weekly market, the Fakenham Racecourse and a cinema, and a choice of local supermarkets and other amenities. The Georgian market town of Holt is approximately 7 miles distant which also has a good range of amenities with its popular boutique shops and the well-known restaurant and hotel, Byfords. Both Pensthorpe Natural Park and the Thursford Collection are on the doorstep. The Cathedral City of Norwich is within 24 miles and offers a wide range of cultural and leisure facilities, a number of schools in both the public and state sectors and a main line railway station with a regular service to London Liverpool Street.

Directions

From Fakenham, travel east along the A148 towards Holt. At the junction with the B1354, signposted for Melton Constable, turn right and continue along the road. At the junction with the B1110, turn right. Continue along the road and take the first turning on the right, signposted Swanton Novers. At the crossroads, turn left onto The Street. Continue along The Street and turn right onto St Giles Road. The property is at the end of St Giles Road, on the right, clearly marked by a For Sale Board.

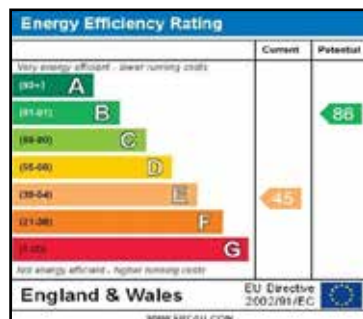
Services, District Council and Tenure

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North Norfolk District Council - Council Tax Band A
Freehold



TOTAL FLOOR AREA : 848 sq ft. (78.8 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.
Made with floorplan 12/25



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