



THE STORY OF

Valley Cottage

Stiffkey, Norfolk

SOWERBYS



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Stiffkey, Norfolk
NR23 1QP

Delightfully Situated Grade II Listed Property

Well-Proportioned Sitting Room

Modernised Kitchen/Breakfast Room

Three Double Bedrooms and an
Additional Cot Room

Family Bathroom

Pretty Rear Garden

Stunning Views Over The Water
Meadow and Woodland

Within Walking Distance of the Marsh

Chain Free

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Valley Cottage is a pretty Grade II Listed property, much loved by its owner, who opens the door and breathes out every visit. With dogs in tow, there are amazing walks over the marsh. Over the bridges, there is a feeling of getting away from everything, seeking the peace and solitude the space provides. Then, on the walk back home, a stop-off at The Stores is a must-do to join the popular coffee hour.

The accommodation is beautifully presented and includes a modernised, contemporary kitchen where the space allows entertaining family and friends. If relaxation is on your list, enjoy the comfortable sitting room with its contemporary replacement doors that open onto the pretty landscaped garden.

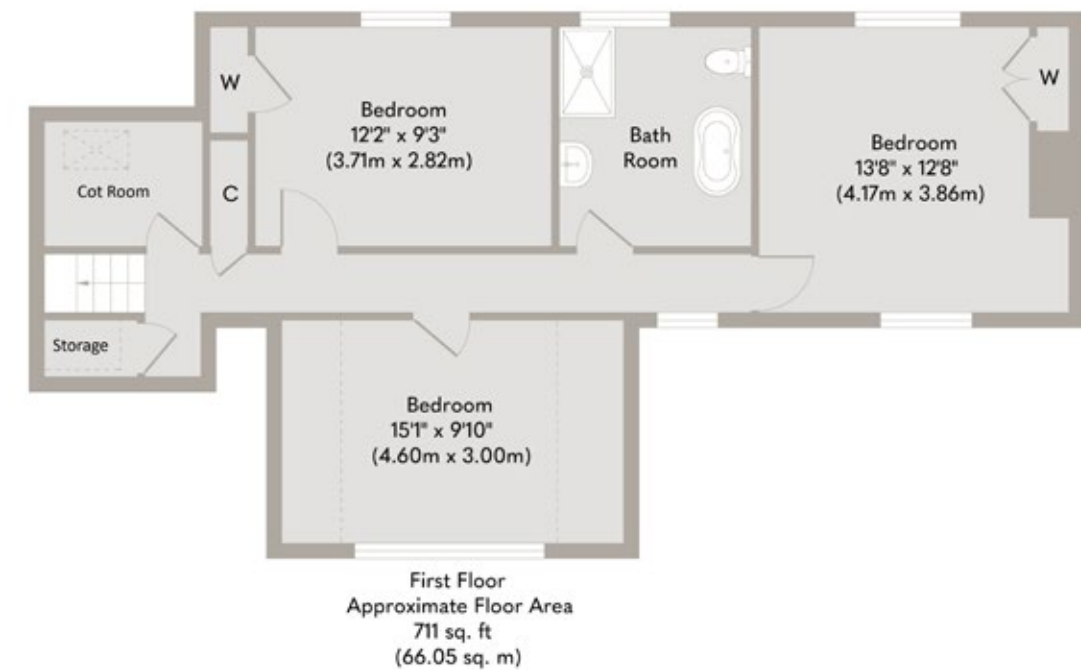
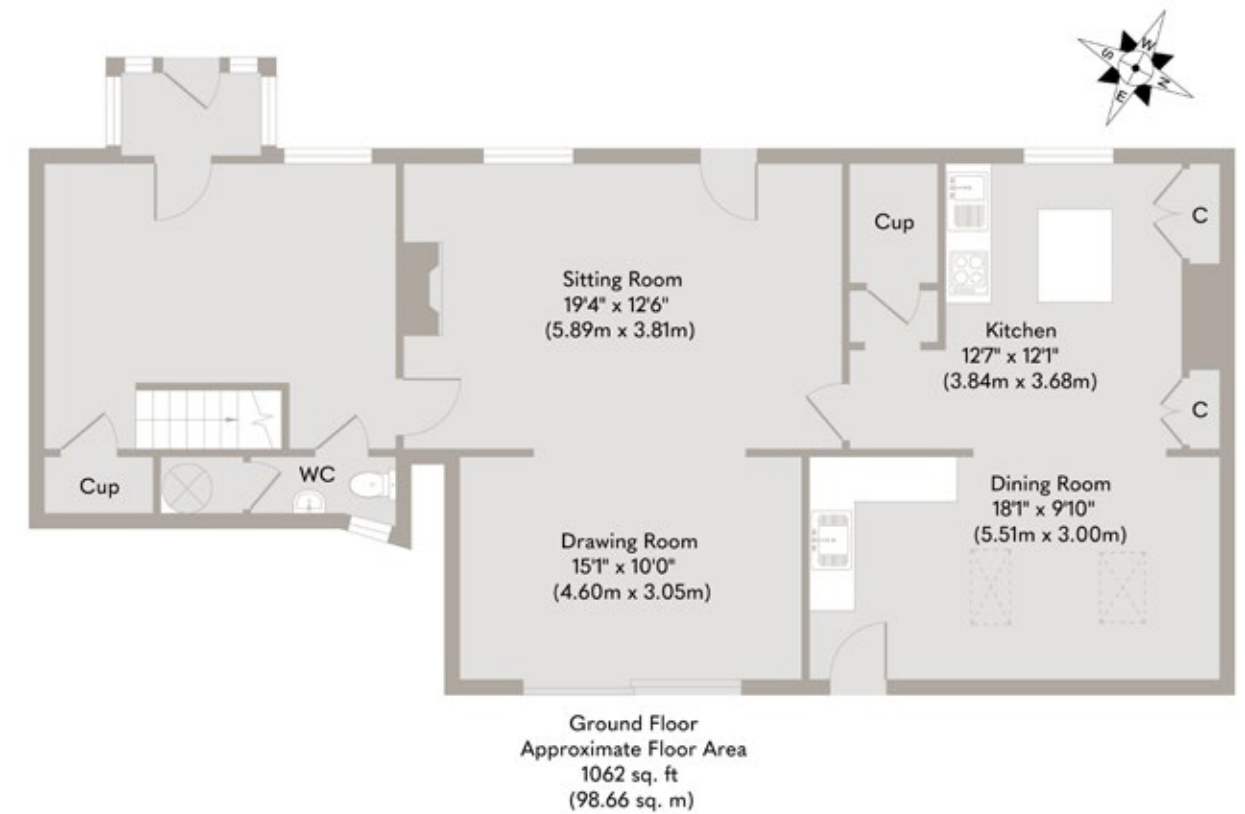
The three bedrooms are served by a modernised bathroom with a free standing bath that overlooks the woodland upwards of the river valley, where the barn owls fly. Lie back in the bath and listen to the swifts on the wing, identified by their familiar screeching. The third bedroom includes a contemporary fitted sliding dormer window, allowing our vendor to utilise the space as a study while keeping a watchful eye on the pretty water meadow view.

Our vendor has enjoyed looking out from every large window, where each one provides a different picture. It's not difficult to understand Valley Cottage is a much-loved sanctuary, bringing such pleasure to every visit. It is time to move on and seek a new custodian to enjoy and create their own story in this solid cottage that has brought so much joy...



Our vendor has loved looking out from every large-paned window, where each one provides a different picture.





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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Stiffkey

ONE OF THE MOST PICTURESQUE
VILLAGES IN NORTH NORFOLK

Stiffkey, located between Wells and Blakeney, is one of the most picturesque villages on the north Norfolk coast. The river Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and news-agents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

Just 4 miles away is the popular seaside town of Wells-next-the-Sea, which is set behind a small harbour on the beautiful North Norfolk Coast - its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat.

Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.



Note from Sowerbys



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SERVICES CONNECTED

Mains water and electricity. Drainage via sewerage treatment plant, shared with neighbouring property. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///stubble.stir.diverged

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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