



THE STORY OF

Sunnymill Cottage

Cawston, Norfolk

SOWERBYS

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Sunnymill Cottage

Cawston, Norfolk
NR10 4HZ

Beautifully Located Within Cawston

Stunning Walks on Your Doorstep

Views of Sygate Mill

Renovated to a Great Standard

Three Bedrooms

Two Bathrooms

Off-Road Parking with On-Road Options

Large Landscaped Garden

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“In three words, we’d describe living here as
Idealistic Countryside Living!”

Sowerbys are delighted to offer this beautiful three-bedroom mid-terrace cottage, featuring two bathrooms, a generous kitchen/dining room, and a rear garden with stunning field and mill views, located in the tranquil rural village of Cawston.

This charming home offers the perfect blend of modern living with character features throughout, enhanced by a recent two-storey extension to the rear, which has significantly improved the property’s footprint.

Upon entering, you are welcomed by a porch that leads into the cosy lounge area. The heart of the home is the open-plan, country-style kitchen/dining room, complete with a wood burner, perfect for cozy winter nights. A rear lobby leads to the beautifully landscaped rear garden and connects to the well-positioned utility room with built-in appliances.

The ground floor also includes a convenient downstairs shower room and a third bedroom, accessible from the utility room.





The first-floor landing provides access to all rooms, with the main bedroom being a generous double with built-in wardrobes. The second bedroom is also a good-sized double, offering views of the mill and surrounding fields.

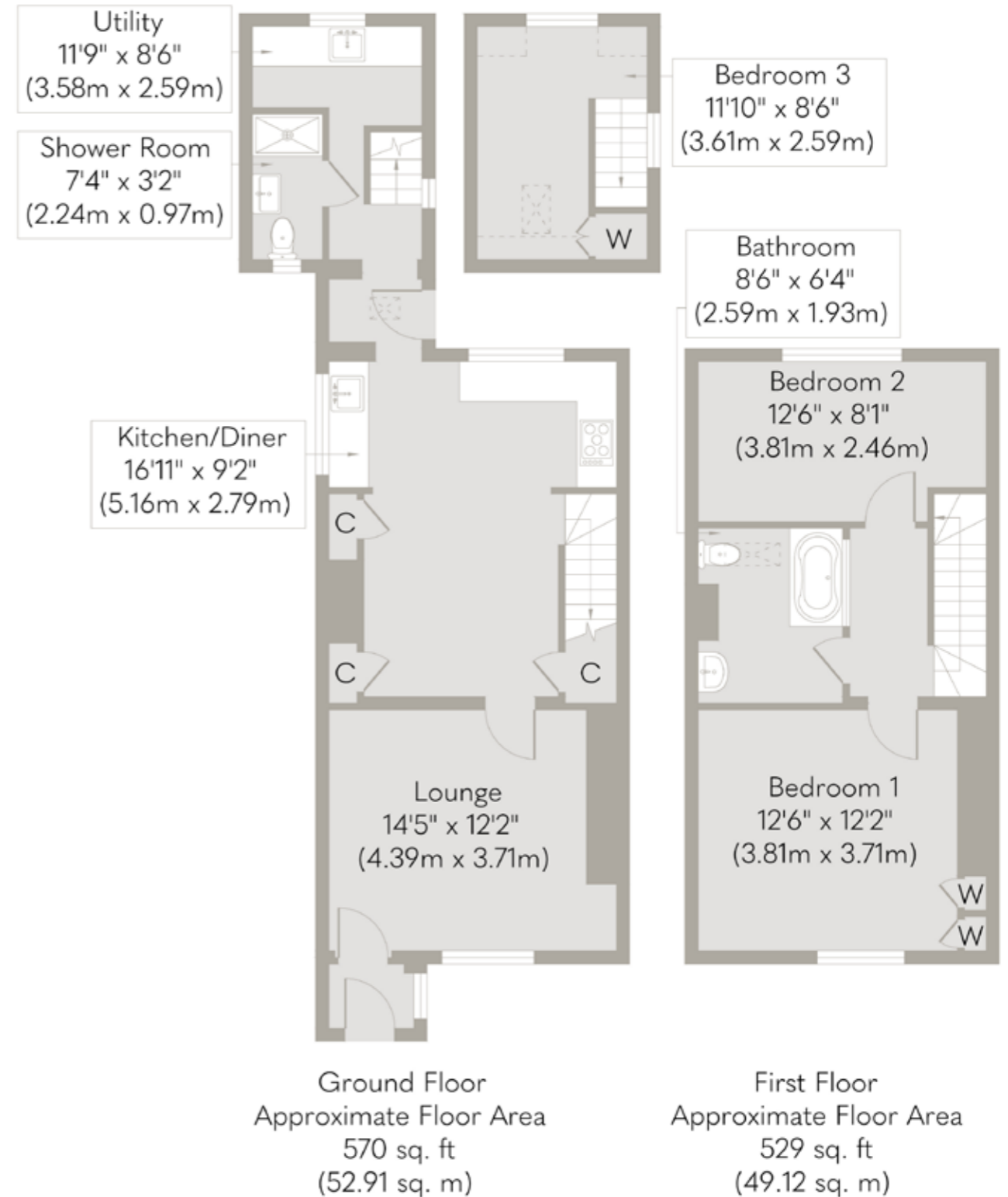
The spacious family bathroom features both a bath and shower.





Outside, the property boasts off-road parking at the front and a beautifully landscaped rear garden, perfect for outdoor dining and entertaining, complete with raised flower beds, a bark park for children, and a raised decked seating area with picturesque field views.

Additional benefits include two timber storage sheds, a wood store, and outdoor power and lighting.



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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ALL THE REASONS



Cawston

IN NORFOLK
IS THE PLACE TO CALL HOME



Filled with historic buildings and a sense of rural charm, Cawston is nestled in the Norfolk countryside, around 13 miles north-west of Norwich. With a thriving community, regular events are held at the village hall, and there's a Post Office and store, pub and doctor's surgery.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Cawston is ideally situated for walking and cycling. The north Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in Reepham, just three miles away. Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



“Our favourite view from the house is the garden view overlooking Norfolk fields.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. LPG gas heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref: 9300-2124-9300-2527-1135

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

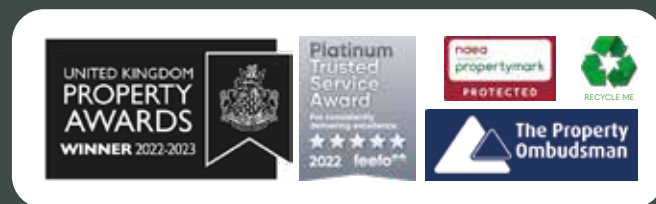
Freehold.

LOCATION

What3words: ///mega.cROUTONS.below

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SOWERBYS



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