



THE STORY OF

# Well Cottage

*Wiveton, Norfolk*

SOWERBYS

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# Well Cottage

The Street, Wiveton,  
Norfolk, NR25 7TH

Detached Brick and Flint Residence

Stunning Open Plan Kitchen/Dining Room

Stylish and Elegant Interior Design

Four/Five Bedroom Options

Principal Suited Bedroom and Suite Guest Bedroom

Beautifully Landscaped Gardens

Gated Frontage with Ample Parking

Highly Sought-After Village Setting

Main Residence and Holiday Home

Walking Distance to Blakeney and Cley

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“...boasts stylish and refined interiors...”

Traditional brick and flint elevations and a modern, stylish interior come together to create a sublime residence, set in a prime coastal location in arguably the most admired and sought-after North Norfolk village.

Well Cottage is a handsome brick and flint detached residence set in established gardens and nestled discreetly in the centre of Wiveton.

Extensively and sympathetically enhanced by the present owners in recent years this fine home boasts stylish and refined interiors throughout.

This well-balanced and highly versatile accommodation enables this home to be enjoyed as a main home in a favoured location or as a fantastic family holiday home with lucrative income potential.

A bright and spacious central hall immediately sets the tone for the house and leads through to a dual aspect, front sitting room with a wood-burning stove. Double doors off the sitting room open onto a wonderful open plan kitchen/dining room which spans the rear of the house and enjoys direct access on two sides to the gardens.



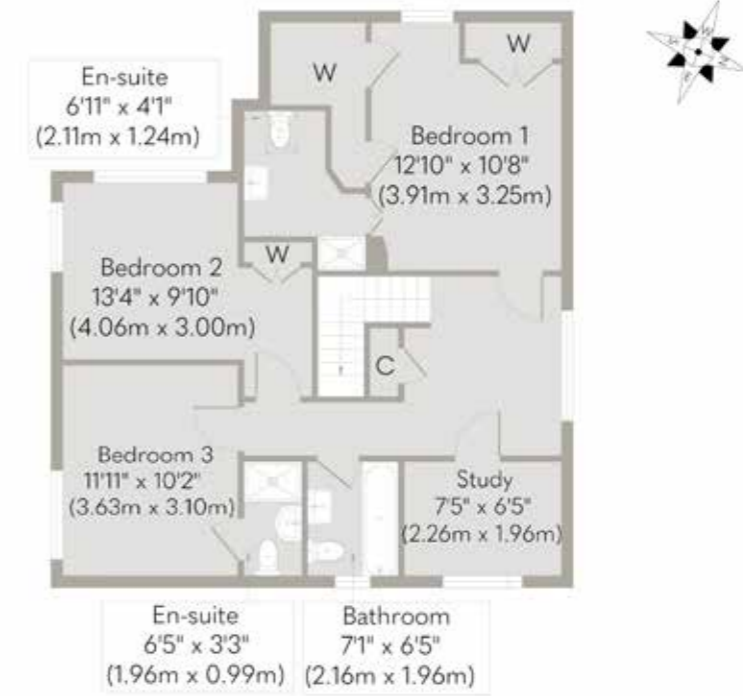
The kitchen is cool and contemporary with a highly sociable breakfast bar, stone worktops, glazed roof lantern and a full suite of appliances. The dining area flows seamlessly off the kitchen to provide a superb entertaining space that can easily accommodate 8-10 guests for dining. A wood-burning stove provides a cosy and intimate feel whilst double french doors open out onto a southwest facing sun terrace.



A well-appointed utility room supports the kitchen along with a shower room and guest WC. The ground floor is completed by two versatile rooms currently used as an occasional bedroom and a snug/tv room.



To the first floor there are three double bedrooms and a fourth single bedroom/study. The principal bedroom suite features extensive fitted wardrobes and a luxuriously appointed en-suite shower room. A second bedroom also features an en-suite shower room whilst a family sized bathroom caters for bedrooms three and four.



First Floor  
Approximate Floor Area  
771 sq. ft  
(71.66 sq. m)



Ground Floor  
Approximate Floor Area  
1004 sq. ft  
(93.26 sq. m)

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.

Well Cottage is set in delightfully established gardens that create a peaceful and discreet environment for the house to enjoy. Double gates are set within shaped flint walls on the front boundary and open onto a private courtyard area with extensive parking options. This charming area features ornate flint walls dressed with colourful shrub and flowering borders.

The rear garden is a true delight and enjoys a high degree of privacy thanks to mature tree and shrub boundaries. A paved sun

terrace set off the kitchen/diner enjoys a sunny south-westerly aspect and looks out over well-tended lawns. Shaped shrubs and flowering beds provide waves of colour and are set within ornate flint walls.

Located in arguably the most admired and coveted coastal village of Wiveton, Well Cottage enjoys the coast literally on its doorstep, yet is just far enough away to retreat to privacy when a more introverted environment is appealing.





ALL THE REASONS

# Wiveton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated on the west bank of the River Glaven, Wiveton is just a couple of miles inland from the north Norfolk coast,

within an Area of Outstanding Natural Beauty. Until the 17th century, the River Glaven was navigable and Wiveton was a port. The outline of the former harbour can still be seen in the fields between Wiveton and Cley. Today, the village's charming lanes are lined with quaint cottages and quintessential brick and flint homes, giving a distinctly Norfolk feel. The Wiveton Bell, incredibly popular with locals and visitors alike, serves tasty, locally sourced food. Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Just two miles away, picture perfect Blakeney is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies. And if you feel like exploring further afield, the whole stretch of coastline is easily accessible from here.

Heading inland, The Georgian market town of Holt is about a ten minute drive, and is filled with independent businesses, bound together by a strong sense of community. With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life!

With this area of Norfolk offering the best of coast and countryside living, let us help you find your next Norfolk home.



Note from the Vendor



“...enjoys the coast literally on its doorstep, yet is far enough away to retreat to privacy when a more introverted environment is appealing.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Electric central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 0360-2430-5350-2124-0821

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: ///beanbag.popular.relax

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# SOWERBYS



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