



THE STORY OF

# Gardeners Cottage

*Metton, Norfolk*

SOWERBYS



THE STORY OF

# Gardeners Cottage

Metton, Norfolk  
NR11 8QX

---

Historic Provenance and Unique Architecture

Beautiful Façade

Area of Outstanding Natural Beauty

Beautiful and Tranquil Setting

High Quality Restoration

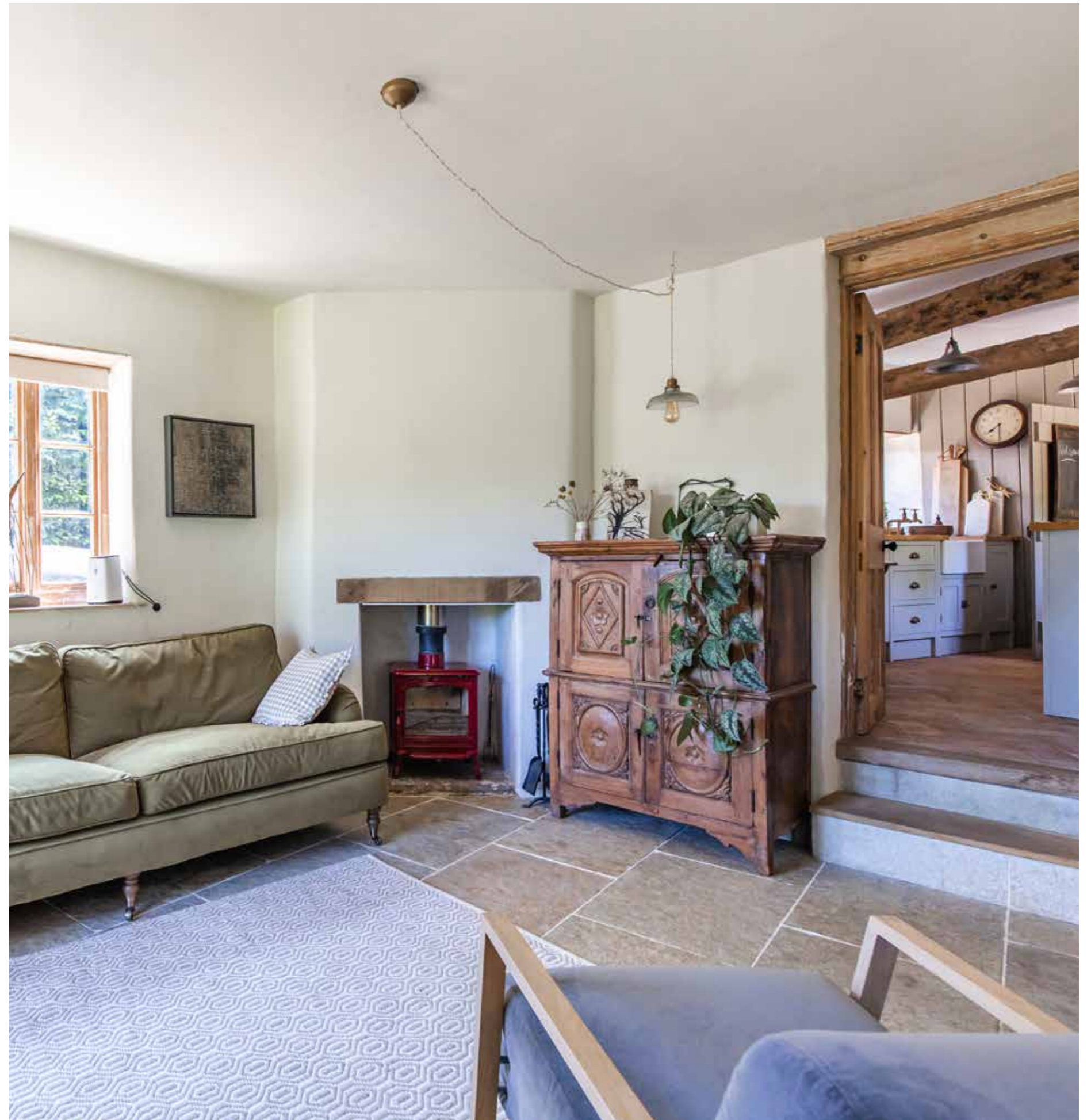
Two Bedrooms

Ample Parking

Only a Few Minutes From the  
North Norfolk Coast

---

**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com





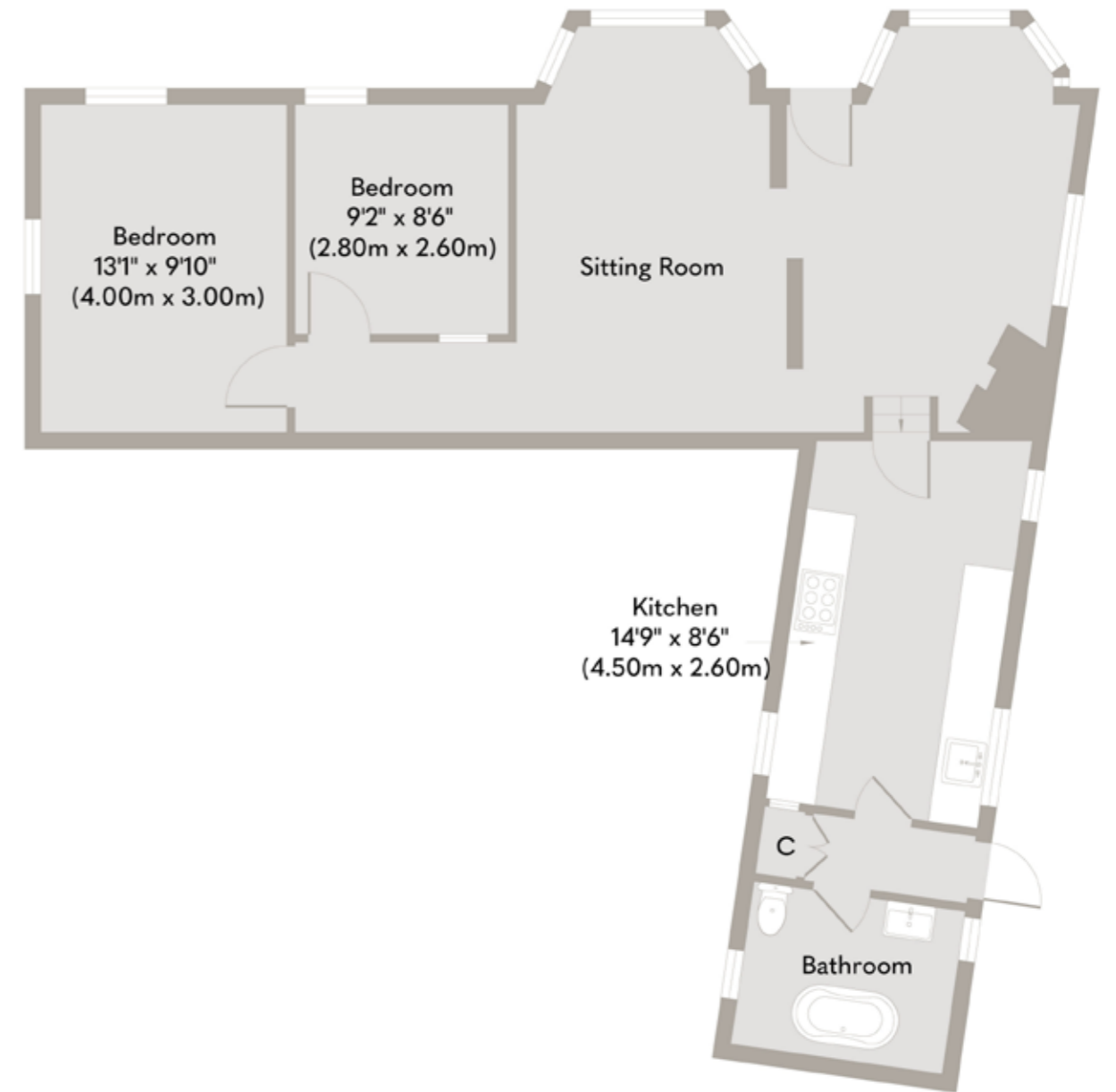
Gardener's Cottage, with a history as a habitation dating back to the 1860s, originally consisted of two rooms: a kitchen/dining area and a sitting room, both warmed by a pot belly stove that once served as the only source of heat and cooking. The property also included a potting shed, an outside toilet, and stabling. Significant changes came when Dowager Emily Ketton-Cremer moved from Felbrigg Hall to Metton House, bringing her gardener with her, marking a new chapter in the cottage's history.

The striking facade of Gardener's Cottage owes much to Emily, who replicated the cathedral-like bay windows from Metton House onto the cottage, giving it a unique and beautiful appearance that offers a glimpse into Norfolk's historic past. This aesthetic transformation has rendered 'Gardeners Cottage' a truly distinctive property with a rich historical character.

Situated on the edge of a peaceful rural hamlet, this mid-19th-century brick and flint single-storey dwelling is part of an Area of Outstanding Natural Beauty, approximately two miles from the North Norfolk coast. The cottage retains its historical provenance whilst now featuring refined and elegant accommodations, thanks to a meticulously managed renovation by the current owners, preserving the cottage's unique charm and flair, blending modern comforts with historical integrity.

The location is perfect for walking, with the Weaver's Way National Trail accessible from the doorstep, and acres of parkland and footpaths at nearby Felbrigg estate. Additionally, there are easily accessible cycling, golf, and fishing opportunities. The nearby saltmarshes offer wildlife spotting, and numerous historic houses, parks, family attractions, and beautiful beaches are just a short drive away, making Gardener's Cottage a perfect base for exploring the region.





**Total Floor Area 793 sq. ft. (73.63 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

# Metton

YOUR GATEWAY TO COASTAL  
CROMER AND HISTORY

Metton is a parish in the Erpingham district of Norfolk. It is situated just over 3 miles from the coastal town of Cromer and 12 miles from the historic town of Aylsham.

Cromer is a picturesque coastal town with a good selection of shops and restaurants. Dominating the views are the medieval church, which has the highest tower in Norfolk and there is a spectacular Victorian pier, at the end of which is a restaurant and a 500 seat pavilion theatre. The theatre hosts a wide variety of shows, from March to the end of December and is also home to a modern Lifeboat, which is launched from the end of the pier slipway.

Cromer is renowned for its award winning sandy beaches and its famous Cromer Crabs. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).



*Note from Sowerbys*



“The cottage retains its historical provenance.”



## SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating and underfloor heating. Drainage via biodigester shared between three properties.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///downfield.case.treble

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

