

A photograph of a two-story white house with a red brick base and a large weeping tree in the foreground. The house has a dark blue door and a bay window. The text 'S' is overlaid on the image.

S

THE STORY OF

May Cottage

Southrepps, Norfolk

SOWERBYS



THE STORY OF

May Cottage

Bradfield Road, Southrepps, Norwich, Norfolk
NR11 8UJ

Detached Property

Private Location

Adjacent to Nature Reserve

Three Bedrooms

Beautiful Large Gardens

Contemporary Finish

Log Burner

Garden Studio

Double Garage

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Accessed via a private track, May Cottage boasts a secure and secluded garden, making it the perfect retreat for those seeking a blend of country living and modern comforts.

Inside, this home is immaculately presented, featuring three generously sized bedrooms and a well-appointed family bathroom. The ground floor offers a cosy lounge with a charming log burner, creating a welcoming space to relax, while the sociable kitchen and utility room provide convenience and ample storage. The separate dining room is ideal for family gatherings and entertaining guests, while the conservatory extends the living space, flooding it with natural light and offering beautiful views of the surrounding garden.

The garden itself is a stand-out feature, with the village beck running alongside the plot, adding to the sense of tranquillity. Two established ponds further enhance the landscape, creating a peaceful setting. The property is ideally situated near the village common, a designated nature reserve, offering stunning local walks and opportunities to observe wildlife right on your doorstep.

May Cottage is finished to a high standard throughout, blending traditional charm with modern elegance. Additionally, a versatile outdoor office space, currently used as a games room and office, provides the perfect spot for remote work or leisure activities.

This is a rare opportunity to acquire a home which combines comfort, seclusion, and natural beauty in such a desirable Norfolk location.



An immaculately
presented home with
a stand-out garden
in a desirable
Norfolk location





Outbuildings
Approximate Floor Area
410 sq. ft
(38.07 sq. m)



Ground Floor
Approximate Floor Area
965 sq. ft
(89.62 sq. m)



First Floor
Approximate Floor Area
632 sq. ft
(58.73 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.

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Southrepps

EXCELLENT ACCESS TO
THE COASTLINE AND NORWICH

Southrepps is a sought-after village with a strong community feel, glorious open countryside, and excellent access to both the coastline and the city of Norwich.

May Cottage is perfectly positioned, just a 10-minute walk from the railway station, which provides connections between Sheringham, Cromer, and Norwich. The village has a primary school and nursery, a church, a family-run grocery store, and a vibrant village hall that hosts regular events. The playing field is home to Southrepps F.C., alongside a well-equipped playground.

For great food and drink, the village boasts two fantastic pubs. The Vernon Arms is a real asset to the community, with its warm, welcoming atmosphere, high-quality cask ales, and a menu created from locally sourced produce. Just a short walk away, the award-winning Suffield Arms offers an exceptional dining experience with fine food and a vibrant atmosphere.

The North Norfolk coast, just a few miles away, is an Area of Outstanding Natural Beauty, offering uninterrupted beaches, bird reserves, and nature trails. Stunning sandy beaches, including Trimingham, Overstrand, and Mundesley, are within easy reach, while Fox's Beck, just 500m from May Cottage's boundary, adds to the area's charm.

Norwich, just over 20 miles away, blends modern culture with beautiful heritage, dynamic nightlife, sophisticated shopping, and outstanding restaurants. Chantry Place Shopping Centre boasts high-end brands, while the Norwich Lanes, winner of the Great British High Street of the Year, is home to independent businesses. Southrepps railway station, a 10-minute walk from the property, provides convenient links to Norwich, Sheringham, and Cromer.



Note from Sowerbys



“Currently a games room, the outdoors office space could be a perfect extra spot to make your own.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0800-2257-0022-3427-3753

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: ///squeezed.impressed.crowbar

AGENT'S NOTE

Koi pond/fish available by separate negotiation.

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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