



THE STORY OF

Sunhaven Cottage

Southrepps, Norfolk

SOWERBYS



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16 Pit Street, Southrepps, Norwich, Norfolk,
NR11 8UX

Characterful Two Bedroom Country Cottage
in the Peaceful Village of Southrepps

Stunning Sunroom Extension with Garden Views

Large Fireplace with Wood-Burning Stove

Handy Boot Room and Well-
Positioned Family Bathroom

Off-Road Parking for Two Cars

Detached Garage with Studio Potential

Surrounded by Scenic Norfolk Countryside

Much-Loved Family Holiday
Home for Over 20 Years

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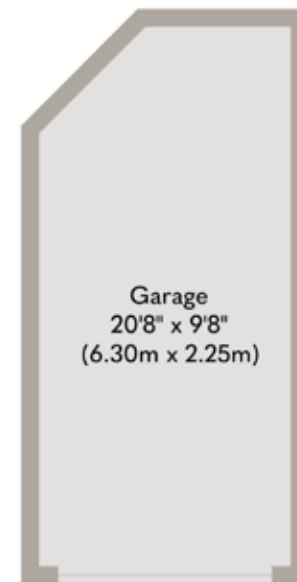
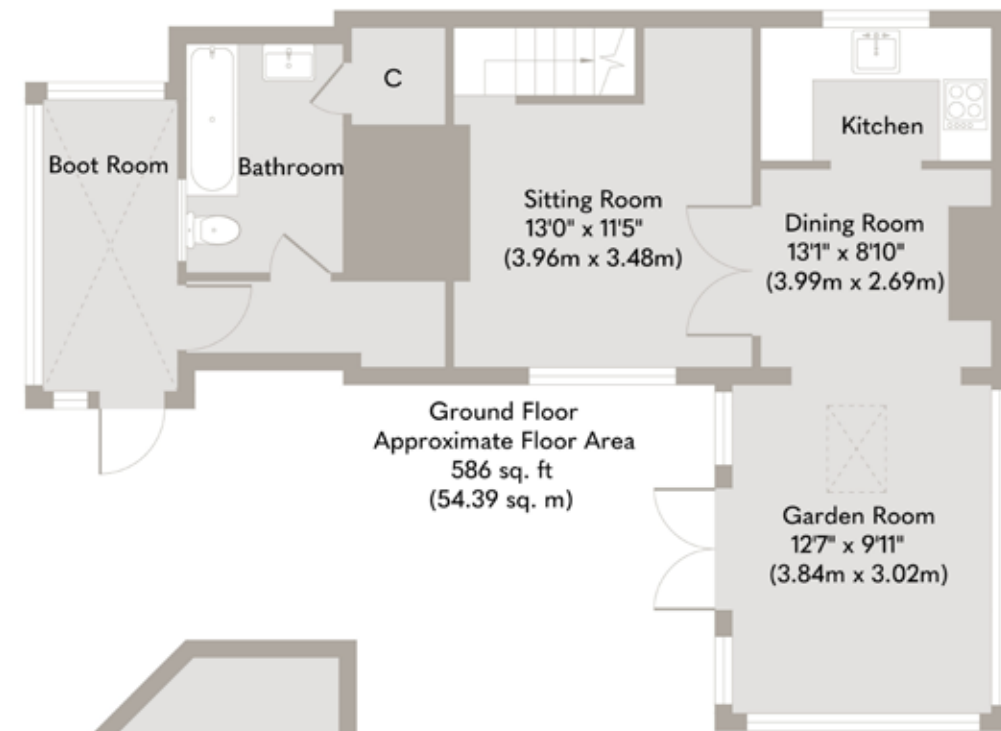
Lovingly cherished as a family holiday home for over 20 years, 16 Pit Street is a truly special country cottage nestled in the peaceful village of Southrepps. Full of charm and character, this quaint home exudes warmth from every corner—be it the exposed brickwork, the inviting sitting room with its large fireplace and wood-burning stove, or the gentle flow of light that graces each space. Surrounded by Norfolk countryside, it's a rural retreat that offers both tranquillity and a true sense of escape.

At the heart of the home lies the most remarkable Sunroom—an inspired extension that utterly transforms the property. Framed by timber and glass, this luminous space effortlessly connects indoors with the outdoors, creating an exceptional setting for dining, relaxing, or simply enjoying the garden views throughout the seasons. It is, without question, the highlight of the home—a place where family gatherings and quiet mornings take on a whole new beauty.

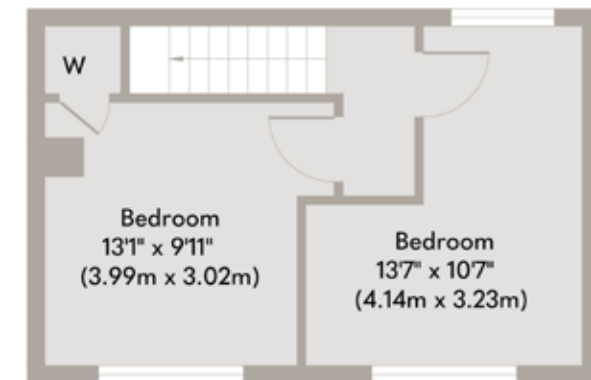
Practicality hasn't been overlooked either. A Boot Room addition also adds convenience, perfect for muddy boots after countryside walks so is well-placed next to the family bathroom.

The property benefits from off-road parking for a couple of cars, and a separate single garage, which presents exciting potential as a studio or creative workspace. This is a home with soul, where memories have been made and new ones lie in wait—perfect for anyone looking for a countryside haven with enduring charm.





Garage
Approximate Floor Area
191 sq. ft
(17.78 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

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

Southrepps is home to a railway station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, and a local family-run grocery store. The village hall holds regular quiz nights, shows and events as well as a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, there are award winning pubs close by and in the village. The Suffield Arms is a short stroll from Sunhaven Cottage through woods and quiet lanes and is directly opposite Gunton station, taking you to the beach at Cromer or the fine City of Norwich. In the village, The Vernon Arms offers a welcoming and relaxed atmosphere, serving high-quality cask ales and a menu created from local seasonal produce. The renowned Gunton Arms is pleasant cycle ride or short drive away through country lanes. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbor. A thriving community, so why not call it home?

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimmingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses.



Note from Sowerbys



“At the heart of the home lies the most remarkable Sunroom—an inspired extension that utterly transforms the property.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

The vendor has informed us that the Megaflo boiler and cylinder were fitted in 2023, and it is understood that these are modern and efficient systems.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 8435-8925-8400-0153-9206

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: ///headstone.pheasants.arrived

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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