



THE STORY OF

Hartswood Cottage

Bodham, Norfolk

SOWERBYS



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Hartswood Cottage

Bodham, Norfolk
NR25 6NT

Mid-Terraced Brick and Flint Cottage
in a Quiet Village Setting

Three Well-Proportioned Bedrooms
and a Modern Family Bathroom

Stylish Kitchen/Dining Room
with Electric Range Cooker

Cosy Sitting Room

West-Facing Garden with Open
Outlook and Big Norfolk Skies

Detached Double Garage to the
Front and Off-Road Parking

Short Stroll to the Village Pub; Close to
Sheringham, Holt and the Coast

Lovingly Maintained and Updated
Over the Past 11 Years

Ideal as a Permanent Home, Holiday
Retreat or Weekend Escape

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Tucked away on a peaceful lane in the heart of Bodham, Hartswood Cottage is a beautifully presented mid-terraced brick and flint home that perfectly balances traditional village charm with a contemporary finish. Set within a private spot just a stone's throw from the welcoming village pub, this three-bedroom cottage has served as a much-loved retreat for over a decade - a place of comfort, calm, and easy living.

Inside, the home has been thoughtfully renovated to create a warm, light-filled interior that feels both modern and grounded. At its heart is the kitchen/dining room, featuring sleek grey cabinetry, an electric range cooker, and under-unit lighting. The open layout encourages relaxed breakfasts and leisurely evenings. Across the hall, the sitting room offers a peaceful retreat with a wood-burning stove set in a brick hearth, an inviting spot to gather on cooler nights.

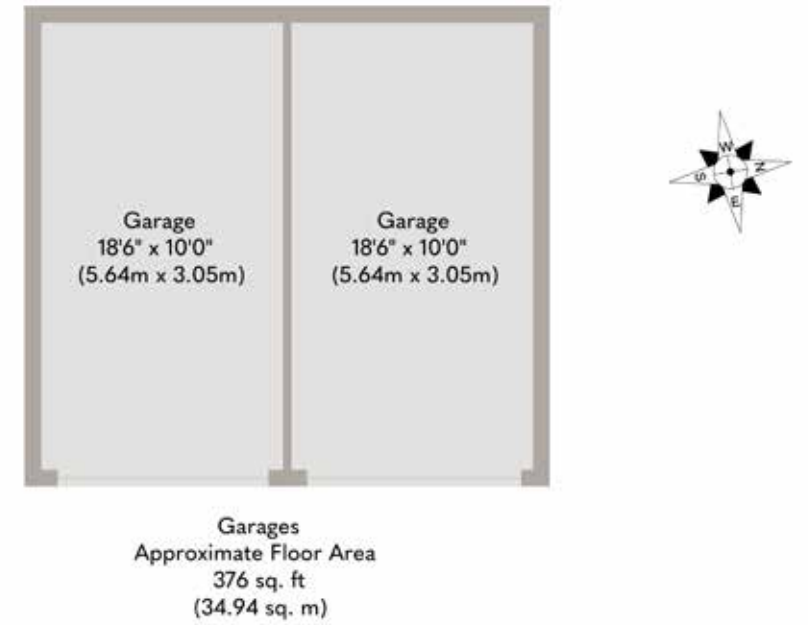
From the living room, french doors open onto a sun-trapped garden that backs onto open space and skies. Whether enjoying morning coffee on the patio or watching Norfolk's famously big sunsets from the sofa, the view offers a rare sense of openness. A convenient, modern WC completes the ground floor while upstairs are three comfortable bedrooms, each finished in calming tones, along with a smart, modern family bathroom.

Over the past 11 years, the cottage and village have quietly evolved - a few new homes, a refreshed pub - yet the same enduring sense of community remains. Bodham is one of those rare places that feels truly unspoiled, close to the coast yet never too busy. From Hartswood Cottage, the beaches at West Runton and Sheringham are just a short drive, as are the boutiques and bakeries of nearby Holt.

Whether you're after a full-time home, a coastal escape, or a peaceful base from which to explore North Norfolk, Hartswood Cottage offers more than a place to stay - it offers a lifestyle of quiet beauty, thoughtful comfort, and genuine belonging.



We absolutely love the open sky view from the back and have seen some amazing sunsets.



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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Bodham

A LOVELY VILLAGE WITH A STRONG COMMUNITY

Excellentlly positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



Rear Elevation

“We would describe our home as comfortable, quiet and modern.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band C.

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: ///zooms.utensil.chairing

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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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