



THE STORY OF  
**Parva Cottage**

*Wiveton, Norfolk*

**SOWERBYS**





THE STORY OF

# Parva Cottage

Wiveton, Norfolk  
NR25 7TJ

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End of Terrace Brick and Flint Period Cottage

Spectacular Panoramic Views  
Across the Glaven Valley

Large Detached Studio

Spacious Sitting/Dining Room  
with Inglenook Fireplace

Two Generous Double Bedrooms

Well-Appointed Kitchen/Breakfast  
Room and Separate Utility

Mature Garden with Lawn, Patio  
and Historic Privvy

Off-Road Parking and Private Garden Access

Peaceful Village Setting Close to Holt  
and the North Norfolk Coast

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We have loved the peace and quiet, the stunning views, great neighbours and a fantastic pub only 250 metres away.

Tucked away in the desirable village of Wiveton, Parva Cottage is an enchanting end-of-terrace brick-and-flint period home that radiates warmth, history, and charm. From the moment you step into the porch - ideal for coats, boots and muddy wellies - you're welcomed into a home that balances character with practicality. The well-proportioned kitchen/breakfast room leads seamlessly through to a generous sitting/dining room, where natural light floods in and the impressive inglenook fireplace creates a cosy focal point. The ground floor is cleverly designed for ease of living, with a spacious bedroom and full bathroom, while a separate utility room adds convenience. Upstairs, a light-filled second bedroom offers serene views and a calm, elevated perspective of the countryside beyond.



It is once you step outside that Parva Cottage truly takes your breath away. At the nearest end and the highest point of the long garden lies a remarkable studio - an expansive, versatile space that opens out onto panoramic views across the Glaven Valley. This is no ordinary outlook: a sweeping, uninterrupted vista of rolling meadows, shifting skies, and the gentle sounds of nature all around. Whether you dream of a creative haven, home office, or simply a quiet retreat to soak in the landscape, this studio is an extraordinary addition rarely found in a cottage of this kind. The garden itself unfolds across lawn and planted beds, offering numerous spots to relax in seclusion or entertain in the open air - all against the ever-changing backdrop of Norfolk's countryside.



Parva Cottage is that increasingly rare find: a property that offers both soul and setting. Whether you're looking for a permanent home, a weekend escape, or a lifestyle shift closer to nature, this cottage delivers charm, space, and a truly unrivalled location. Opportunities like this, with views this exceptional, come along once in a lifetime.





Originally a 17th century cottage, it has now been extended and fully modernised, with the original ceiling beams.







Our favourite spot is from the summerhouse with it's fabulous views of the Glaven Valley.











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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# Wiveton

## NORFOLK GEM NEAR COAST AND COUNTRYSIDE

Wiveton is a picturesque and peaceful village nestled in the heart of North Norfolk's Area of Outstanding Natural Beauty. Surrounded by rolling countryside, salt marshes, and the stunning coastline, it offers an idyllic rural lifestyle with easy access to some of the region's most celebrated destinations. The village is characterised by charming flint cottages, winding lanes, and an atmosphere of timeless tranquillity. At its heart sits the much-loved Wiveton Bell, an award-winning gastropub renowned for its seasonal, locally sourced menu, real ales, and welcoming ambience. With a delightful beer garden and open fires, it's a hub for locals and visitors alike.

Wiveton also boasts the popular Wiveton Hall just beyond the village – a historic estate with a café, farm shop, and regular events, including art exhibitions and outdoor cinema nights. From Wiveton, scenic walking routes stretch across the marshes to nearby villages, offering spectacular views and wildlife spotting opportunities, especially for birdwatchers.

The charming coastal village of Blakeney is within walking distance, famed for its quay where you can embark on boat trips to see the seals at Blakeney Point. The neighbouring village of Cley-next-the-Sea is equally popular, known for its iconic windmill, artisan shops, and the internationally important Cley Marshes Nature Reserve, managed by the Norfolk Wildlife Trust.

A short drive inland brings you to the elegant Georgian town of Holt, which offers a wide range of amenities including boutique shops, galleries, delis, and restaurants. Holt is also home to Gresham's School and benefits from excellent transport links, including the heritage North Norfolk Railway to Sheringham, which connects to the national rail network.



### Note from the Vendor



“We would describe our home as charming, characterful and pretty.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

E. Ref:- 2745-3049-8204-5235-5200

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: ///swims.impact.tooth

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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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