



THE STORY OF
Low Farm Cottage
Wood Dalling, Norfolk

SOWERBYS



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Low Farm Cottage

Wood Dalling, Norfolk
NR11 6SQ

Idyllic Rural Location in Wood Dalling

Thoughtfully Extended Period Cottage

Three Bedrooms

Generous Wraparound Gardens with
Formal Lawns and Vegetable Patch

Two Peaceful Seating Areas, Including
One Overlooking a Pond

Multiple Outbuildings With Power and Lighting

Conservatory, Sitting Room With Wood Burner,
and Dining Room With Inglenook Fireplace

Ample Driveway Parking and Double Carport

Under 20 Minutes to Reepham and Holt

SOWERBYS HOLT OFFICE

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Tucked away on a quiet country lane in the heart of the Norfolk countryside, Low Farm Cottage is a truly special home with a rich history dating back to the 1600s. Originally two farmworkers' cottages, this enchanting residence has evolved into a beautifully balanced home that retains all the charm of its heritage. Perfectly positioned for the well-loved market towns of Reepham and Holt - both within a 20-minute drive - the cottage offers the rare blend of seclusion and convenience, making it an exceptional lifestyle opportunity that has enjoyed the same family for the past 35 years.

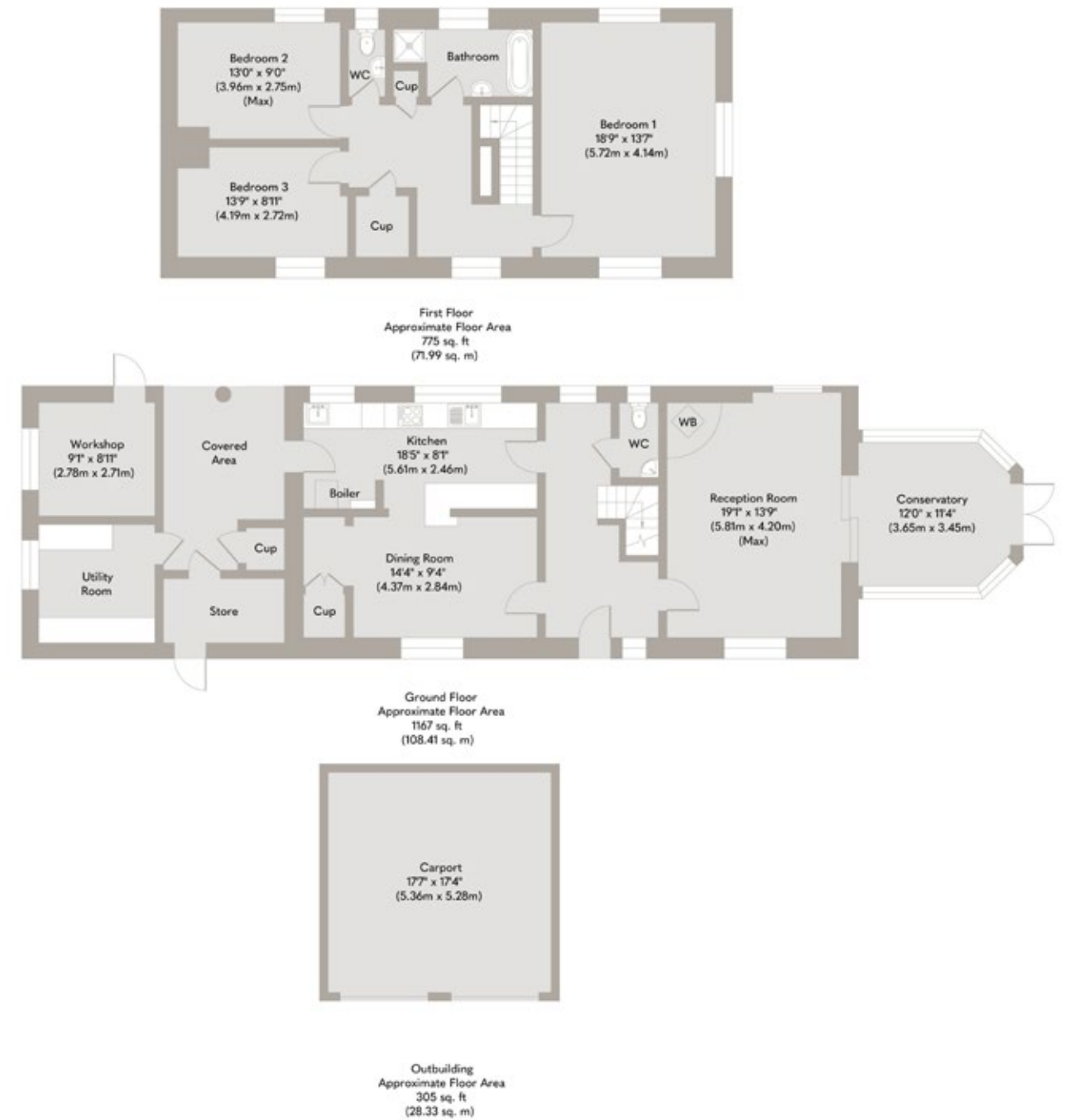
Set centrally within its own generous wraparound gardens, the property enjoys uninterrupted views across open farmland, with a sense of peace and tranquillity that is immediately calming. Inside, the spacious reception hallway with pamment tiled flooring sets the tone for the rest of the home, leading to a choice of beautifully presented rooms including a dual-aspect sitting room with wood burner, an inviting conservatory, and a formal dining room with inglenook fireplace that opens to the country-style kitchen. Upstairs, the light-filled galleried landing gives access to three bedrooms, a family bathroom, and separate WC, with the principal bedroom offering triple-aspect views over the surrounding fields.

Outside, the gardens are a delight - thoughtfully landscaped into formal lawns, a productive vegetable patch, and two serene seating areas, one overlooking a charming pond. A collection of versatile outbuildings with power and lighting includes a workshop, utility area, and ample storage, complemented by multiple garden sheds. Whether you are relaxing in the garden or exploring the nearby Norfolk coast and countryside, Low Farm Cottage is a place to truly unwind. Ample parking and a double carport complete the picture of rural living at its most idyllic.



We would describe our home as comfortable and peaceful...





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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Wood Dalling

HIDDEN HAVEN IN NORFOLK'S
COUNTRYSIDE

Wood Dalling is a peaceful rural village nestled in the heart of the north Norfolk countryside, around 4 miles north of the charming market town of Reepham and 20 miles from the city of Norwich. Surrounded by open fields, quiet lanes, and mature woodland, the village offers a tranquil setting with a strong sense of heritage and natural beauty.

At the centre of the village stands the medieval Church of St Andrew, notable for its traditional round tower. The village is dotted with period cottages and farmhouses, giving it a timeless and unspoilt character.

Wood Dalling is ideally placed for outdoor pursuits, with numerous footpaths and bridleways offering excellent walking and cycling through scenic farmland and countryside. The Marriott's Way long-distance trail passes through nearby Reepham, while the Blickling Estate, owned by the National Trust, is just a short drive away.

Reepham itself provides essential amenities, pubs, and independent shops, and the wider area boasts easy access to the North Norfolk coast, with its sandy beaches, nature reserves, and picturesque villages like Blakeney and Cley-next-the-Sea.

With its rural charm, rich history, and convenient proximity to both coast and city, Wood Dalling is a hidden gem ideal for those seeking a quiet countryside lifestyle with plenty to explore nearby.



Note from the Vendor



“The thing we have loved most about living here is being in such lovely, rural surroundings.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref: 4534-8325-2300-0007-8222

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: ///molars.senses.fuzz

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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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