



THE STORY OF

4 Sustead Lane Cottages

Sustead, Norfolk

SOWERBYS



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4 Sustead Lane Cottages

Sustead, Norfolk
NR11 8RR

Two-Bedroom Period Cottage

Renovated Throughout

Peaceful Village Setting

Off-Road Parking

Private Garden with Open Countryside Views

20-Minute Walk to Felbrigg Park

Equidistant to Cromer and Sheringham

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Tucked away along a quiet country lane in the heart of the North Norfolk countryside, 4 Sustead Lane Cottages is a beautifully restored period home that radiates warmth and character. Surrounded by gently rolling fields and woodland, this charming terrace cottage has stood for over two centuries, offering a tranquil retreat steeped in history.

Set within the picturesque village of Sustead - proudly recorded in the Domesday Book of 1086 - the cottage enjoys a wonderfully central position, equidistant from the much-loved coastal towns of Cromer and Sheringham. For those who enjoy the outdoors, the sweeping parklands of Felbrigg Hall are just a 20-minute walk away.

Lovingly renovated by the current owners, the property balances original character with modern comfort. With no need for further refurbishment, it's ready to be enjoyed from day one. The home features two well-proportioned bedrooms, off-road parking, and a private garden with breathtaking views across open countryside - perfect for morning coffee or peaceful evenings. Whether you're seeking a full-time residence or a country escape, 4 Sustead Lane Cottages captures the timeless charm of Norfolk living.

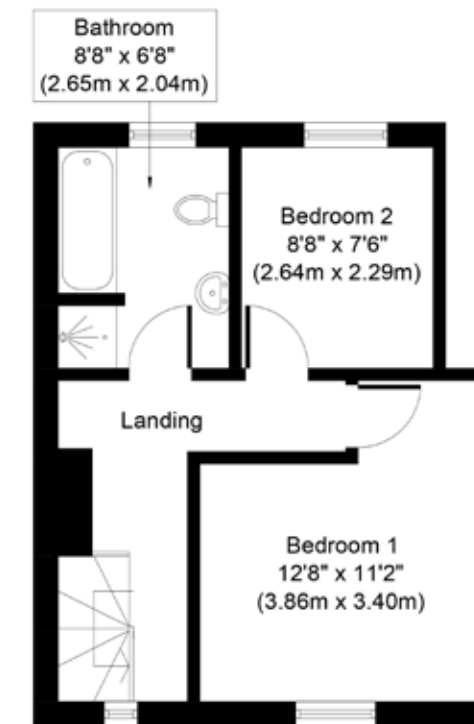


If I were to describe
my home in three
words, they would be
characterful, peaceful,
and homely.

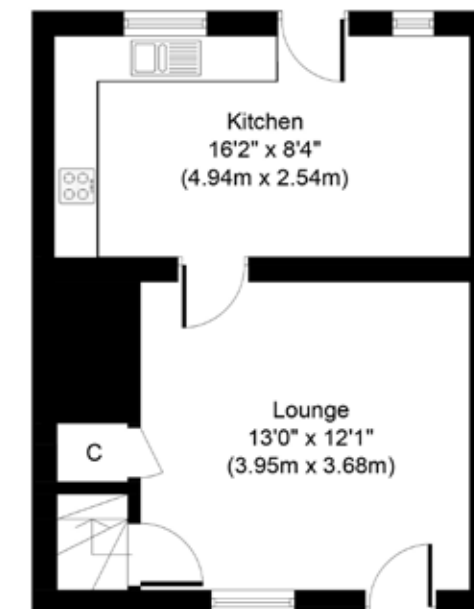




In the summer, I
love sitting in the
garden with a good
book and listening
to the sound of
birdsong.



First Floor
Approximate Floor Area
347 Sq. ft.
(32.2 Sq. m.)



Ground Floor
Approximate Floor Area
354 Sq. ft.
(32.9 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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Sustead

QUIET LANES AND COUNTRYSIDE BLISS

Sustead is a charming and peaceful village tucked away in the beautiful North Norfolk countryside, England. Rich in rural character, this small settlement exudes a timeless appeal with its flint stone cottages, quiet lanes, and surrounding farmland that changes gracefully with the seasons.

The village is steeped in history, centred around the ancient Church of St Peter and St Paul, a Grade I listed building with origins dating back to the medieval period. With its tranquil atmosphere and strong sense of community, Sustead offers a true taste of traditional village life.

Encircled by woodland and open fields, it provides an ideal setting for walkers, cyclists, and nature lovers. Its close proximity to the picturesque coast and charming nearby towns such as Cromer and Aylsham makes Sustead a hidden gem for those seeking both countryside calm and coastal adventure.



Note from the Vendor



Felbrigg Hall

“There is so much lovely countryside right on our doorstep, with Felbrigg Park being a particular favourite of ours.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref: 0320-2165-5220-2327-1431

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: ///position.lilac.large

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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