



THE STORY OF

Wagtails

Salthouse, Norfolk

SOWERBYS



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Wagtails

Salthouse, Norfolk
NR25 7XJ

Elevated Position with Stunning Views
Across Marshland and Countryside

Traditional Brick and Flint Façade with
Fully Renovated, Modern Interior

Over 1,900 Sq. Ft. of Thoughtfully
Designed Living Space

Four Double Bedrooms

Glazed Garden/Dining Room and
Open-Plan Family Kitchen

Peaceful, Landscaped Garden

Driveway Parking, Garage, and
Podpoint EV Charger

Situated in the Heart of Salthouse

Walking Distance to The Dun Cow Pub,
Salthouse Store and Cookies Crab Shop

Just 4.5 Miles from the Boutiques
and Restaurants of Holt



Welcome to a beautifully re-imagined brick and flint home nestled in the heart of Salthouse, one of North Norfolk's most enchanting coastal villages. Set in an elevated position with views stretching across open countryside and marshland, this is a home that instantly draws you in. Behind its charming traditional façade lies a thoughtfully renovated interior where natural light pours through generous windows and living spaces flow with ease. From the warm and welcoming hallway to the inviting sitting room and its cosy fireplace, every space has been curated to blend modern comfort with coastal charm. The heart of the home is the open-plan kitchen and family room, perfect for slow breakfasts, lively gatherings, and everything in between. A tranquil garden/dining room with floor-to-ceiling glazing invites the outside in, connecting you with the beautifully tended garden beyond.

Upstairs, four peaceful double bedrooms offer restful retreats, two with stylish en-suites, while the family bathroom adds a touch of classic indulgence. Wake to the soft glow of the morning sun through marsh-facing windows, and fall asleep to the quiet hush of the Norfolk coast. Every detail throughout Wagtails feels considered and calm, from the tactile finishes to the subtle nods to its coastal setting. Outside, the rear garden is a delight - private, thoughtfully landscaped and offering three distinct areas to relax, dine, or unwind under the stars. There's also a single garage, ample driveway parking, and a Podpoint EV charger - ideal for modern, eco-conscious living.

Step beyond the gate and you're in the very soul of Salthouse - a village loved for its raw coastal beauty, its big skies, and its spirited community. Wander to The Dun Cow for supper with friends, grab a morning coffee from the Salthouse Store, or pick up just-caught seafood from the iconic Cookies Crab Shop. Here, the pace is slower, the air is saltier, and the walks are endless. With the lively market town of Holt just a short drive away, Wagtails offers the perfect balance of wild escape and everyday convenience - a rare and special place to call home.





We would describe
our home as attractive,
spacious, comfortable.





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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Salthouse

WHERE COAST, CALM AND CHARACTER MEET

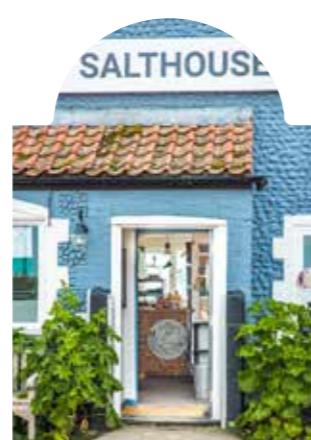
Nestled on the stunning North Norfolk coast, Salthouse is a charming and tranquil village renowned for its unspoilt natural beauty and timeless coastal character. Overlooking the salt marshes and shingle beach, this sought-after location offers panoramic views and an ever-changing landscape teeming with birdlife—perfect for nature lovers, walkers, and artists alike.

The village itself is steeped in history and retains an authentic Norfolk charm, with flint cottages, a 16th-century church, and a welcoming local pub, The Dun Cow, which enjoys sweeping views across the marshes to the sea. A seasonal pop-up art gallery and the nearby Cookies Crab Shop add to the village's unique appeal.

Salthouse is just four miles from the popular Georgian market town of Holt, a hub of independent shops, cafés, galleries, and restaurants. It also lies within the Norfolk Coast Area of Outstanding Natural Beauty, offering easy access to the coast path, sailing, wild swimming, and birdwatching at nearby Cley Marshes Nature Reserve.

Well connected yet wonderfully peaceful, Salthouse provides an idyllic coastal retreat without compromising on access to amenities. Whether used as a permanent home, weekend getaway, or investment opportunity, properties in this area remain in high demand thanks to their rare blend of coastal tranquillity and characterful surroundings.

Offering the very best of North Norfolk living, Salthouse combines a deep connection to nature with a strong sense of community—making it a truly special place to call home.



Note from the Vendor



“Moving here gave us better access to nature and the beauty of the coast – with great dog walks from the doorstep and a genuinely welcoming community.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 0500-4807-0822-0420-3953

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: //lads.clipped.computer

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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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