



THE STORY OF

Poplar

Guist, Norfolk

SOWERBYS



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Poplar

Watery Lane, Guist, Norfolk
NR20 5PL

Detached Bungalow in Tranquil Rural Setting

Elegant And Flexible Single-Storey Living

Three Bedrooms with Integrated Storage

Light-Filled Interiors Framed by Large Windows

Generous Reception Spaces for Refined Living

Contemporary Kitchen with Garden Views

Landscaped Gardens with Open
Countryside Outlook

Sunlit Orientation Throughout the Day

Curved Driveway Providing Seamless
Access with Ample Parking

Newly Built Cart Shed Offering Versatile Use

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Set amidst the unspoilt countryside of rural Norfolk, this distinguished detached bungalow presents a rare opportunity to enjoy refined single-storey living in a truly tranquil setting. With far-reaching views and few immediate neighbours, the property offers a remarkable sense of privacy and calm, perfectly aligned with the rhythm of the surrounding landscape.

The accommodation is generous in scale and beautifully light, with expansive windows drawing in natural sunlight and framing ever-changing views of the gardens and open countryside beyond. The interiors are thoughtfully arranged, offering both elegance and flexibility, with a choice of reception rooms ideal for entertaining or simply enjoying a slower pace of life. A contemporary kitchen, finished to a high standard, opens to the garden and complements the flow of the home. Three comfortable bedrooms, each with integrated storage, provide a balance of space and functionality, while maintaining a sense of understated sophistication.

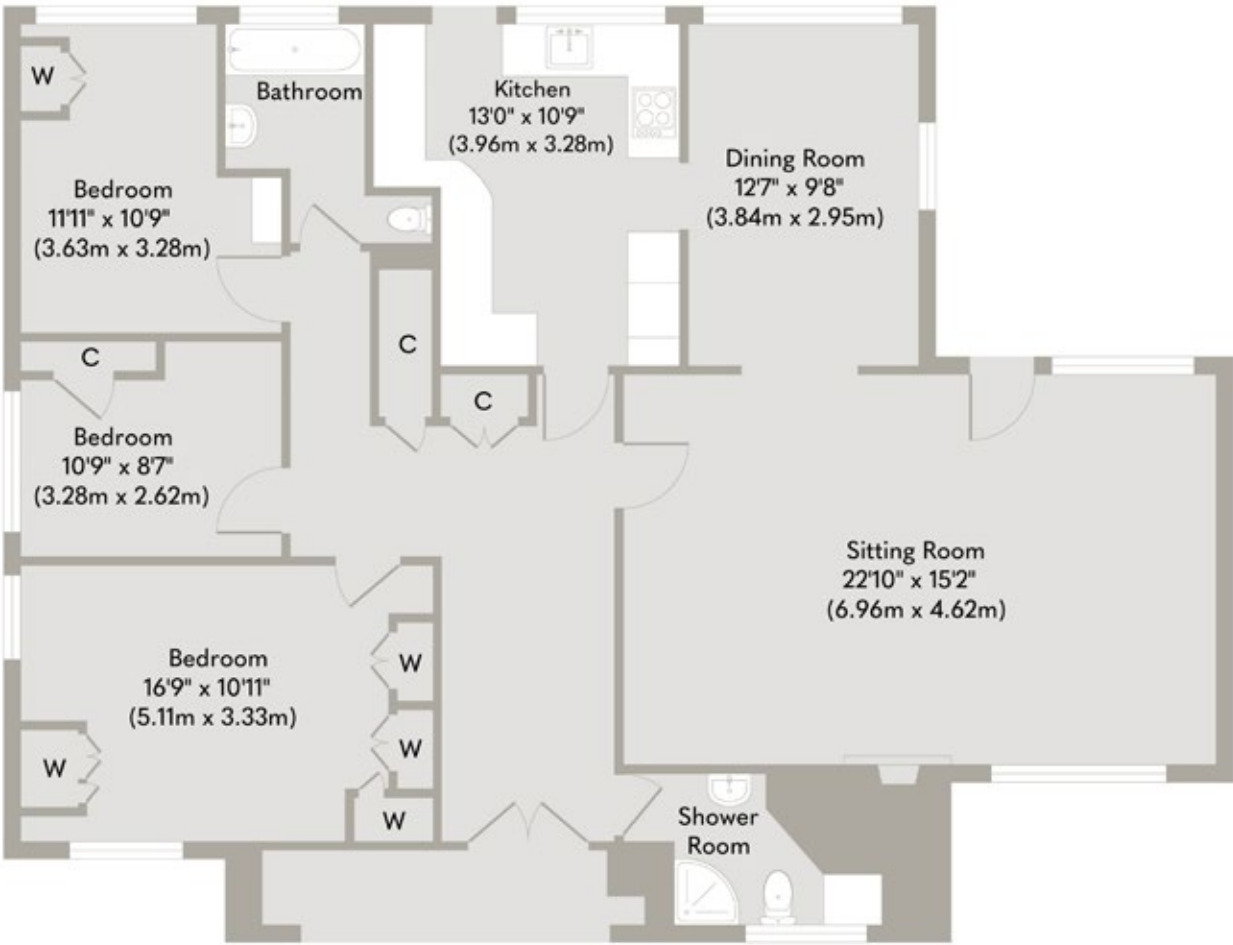
Outside, the gardens are a true feature, beautifully maintained and orientated to follow the sun throughout the day. These green spaces invite quiet reflection, alfresco dining, or simply a moment to pause and take in the setting. A curved, dual-access driveway offers both ease and presence, while a recently constructed cart shed enhances the property's versatility.

Poplar combines light, space and serenity in equal measure, a home that offers both comfort and connection to nature. Whether as a full-time residence or a peaceful retreat, it is a place where quality and quietude sit effortlessly side by side.



With an abundance of natural light and fluid living spaces, the interior unfolds with quiet elegance.





Approximate Floor Area
1333 sq. ft
(123.80 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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Guist

QUIETLY CONNECTED, NATURALLY BEAUTIFUL

Set amidst the gentle landscape of mid Norfolk, the village of Guist offers a tranquil setting that feels wonderfully removed from the pace of modern life, yet remains exceptionally well-connected to the wider region. Surrounded by open countryside, winding lanes, and expansive skies, Guist captures the timeless charm of rural Norfolk living.

At the heart of the village lies a welcoming community with a strong sense of place. The nearby village green and scenic walking routes, including those along the River Wensum, offer endless opportunities to enjoy the outdoors, whether it's a quiet stroll or a weekend ramble through unspoilt countryside. Guist also benefits from a well-regarded local pub and convenient village amenities, adding to the appeal of day-to-day life here.

The elegant Georgian town of Holt lies within easy reach, offering a vibrant mix of independent shops, art galleries, cafés, and restaurants, alongside a strong sense of history and culture. With its bustling town centre and year-round events, Holt provides a delightful contrast to Guist's rural calm, making it a natural destination for shopping, dining, and exploring.

While Guist feels wonderfully rural, it is also well placed for access to wider Norfolk. The celebrated North Norfolk coast, with its sweeping beaches, nature reserves, and charming coastal villages, is within a short drive, while Norwich — with its cultural richness and excellent rail links — is also readily accessible.

Whether you are drawn to the area for its slower pace, natural beauty or enduring sense of community, Guist offers a rare opportunity to enjoy village life in one of Norfolk's most peaceful and picturesque settings — a place to pause, breathe and feel truly at home.



Note from Sowerbys



“Carefully curated gardens extend the living space beyond the walls, offering a seamless connection to the landscape.”



SERVICES CONNECTED

Mains electricity. Oil fired central heating. Private water supply from borehole and drainage via septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2106-7118-8811-1622-4131

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: ///logbook.ticket.scoring

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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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