



THE STORY OF

Huntsmans Cottage

Swanton Novers, Norfolk

SOWERBYS



THE STORY OF

Huntsmans Cottage

The Street, Swanton Novers, Norfolk
NR24 2QZ

Located near Swanton Novers National Nature
Reserve with Scenic Countryside Walks

Set within 0.4 Acres of Beautifully
Landscaped Gardens

Versatile Living Spaces, including a
Study, Library, and Potential Annexe

Stunning South-West Facing Extension
Flooding the Home with Natural Light

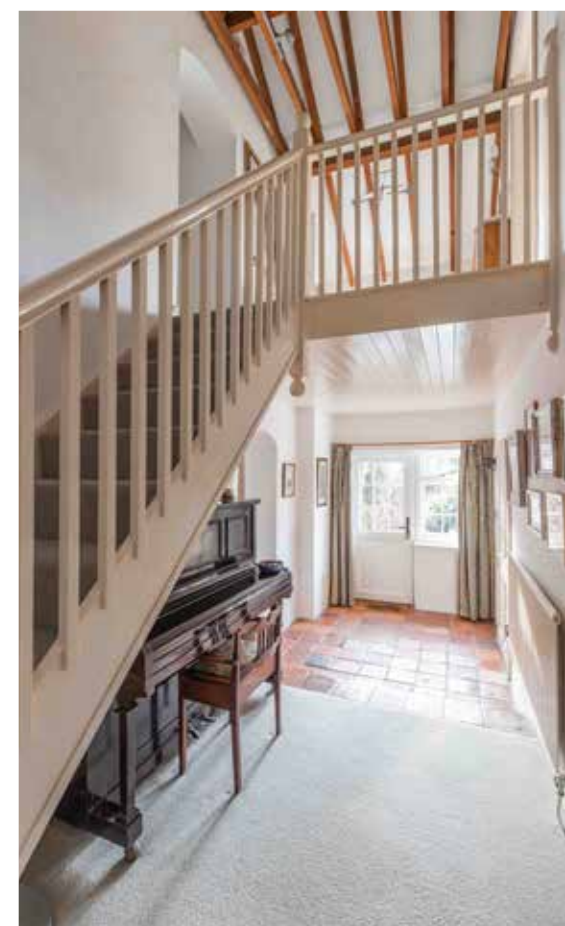
Unique Historic Well Transformed
into a Captivating Feature

Striking Three Bedroom, Two Bathroom
Period Cottage with Modern Extension

Double Cart Shed with Cabling Ready
for an Electric Car Charger

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





A striking period cottage, hosting a wealth of character features that blend seamlessly with a modern extension. Located on the cusp of the Swanton Novers National Nature Reserve, Huntsmans Cottage opens the door to a plethora of stunning countryside walks, diving deep into Norfolk's nature and wildlife. Amenities are close by, with a Co-Op convenience store, pubs, takeaways and a reputable local butchers all located in Melton Constable, just a few minutes' drive away.

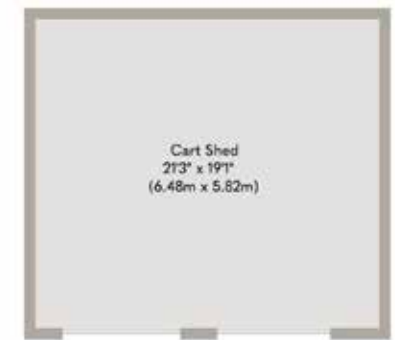
Huntsmans Cottage has been thoughtfully designed to offer both character and versatility. Upstairs, the two generous bedrooms, a further smaller bedroom and the bathroom are perfectly complemented by inviting living spaces on the ground floor. The striking south-west facing modern extension draws in natural light, dispersing it through to the kitchen and lounge, breathing life and light into this former 19th century beer house. The discovery of a well offered a superb opportunity for the current owners to create a fascinating feature in the garden room. Adjacent to the lounge is the dining room which adjoins the library, and which would lend itself well to other purposes if desired. The presence of the shower room beside the current study gives way for further accommodation, and when considering the reception room that abuts this space, it is easy to envision the potential of an annexe or guest accommodation.

Outside, the total grounds span over 0.4 acres (STMS) with a paved and gravel drive comfortably accommodating two cars. Further parking is available within the double cart shed, equipped with cabling ready for installation of an electric car charger. The expertly designed gardens create a private sanctuary, where a tapestry of vibrant planting and thoughtful landscaping harmonises with the surrounding countryside. Overflowing with charm, character, and meticulous attention to detail, Huntsmans Cottage is an idyllic countryside retreat that seamlessly marries heritage with modern comfort.





First Floor
Approximate Floor Area
747 sq. ft
(69.39 sq. m)



Outbuilding
Approximate Floor Area
406 sq. ft
(37.71 sq. m)



Ground Floor
Approximate Floor Area
1,636 sq. ft
(151.98 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Swanton Novers

AN IDYLIC COUNTRYSIDE HAVEN

An enviable location in North Norfolk, Swanton Novers is a picturesque and attractive small village in a secluded area, just to the west of Melton Constable and about six miles south of the Georgian market town of Holt.

There's a modern village hall with a full diary of events, including regular live music, coffee mornings, supper nights and carpet bowls. Within the village there's holiday accommodation for beautiful retreats and the village is also surrounded by meadows and woodlands. Sitting just outside the village is the church - St Edmund's - which is thought to date back in parts to the 12th century.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The cathedral city of Norwich is just 24 miles distant from Swanton Novers. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



“...it's very peaceful, and we've loved the wonderful garden.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0330-2625-1420-2125-2705

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: ///severe.strapping.wheat

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

