



THE STORY OF

High Noon Cottage

Colby, Norfolk

SOWERBYS



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Colby, Norfolk
NR11 7EF

Detached Three-Bedroom Cottage
in Tranquil Rural Setting

Spacious Kitchen with Central
Island and Exposed Beams

Bright Conservatory Overlooking Mature Gardens

Principal Bedroom with Built-In
Wardrobes and Shared En-Suite

Generous Sitting and Dining Rooms,
Ideal for Family Life and Entertaining

Detached Garage and Ample Parking

Stunning Countryside Views, Close to
Norwich and the North Norfolk Coast

SOWERBYS HOLT OFFICE

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Tucked away in the gentle folds of the Norfolk countryside, High Noon Cottage is a home where time slows and life feels wonderfully unhurried. This detached red-brick retreat radiates warmth and character, with generous living spaces designed for both comfort and connection. At its heart lies a welcoming kitchen, complete with a central island and rustic beams, perfect for gathering with family and friends. A spacious sitting room flows into a light-filled conservatory, where the garden views spill inside, while the dining room provides a cosy setting for memorable meals.

Upstairs, the cottage continues its charm with three inviting bedrooms, each thoughtfully designed to capture natural light and countryside views. The principal bedroom, with built-in wardrobes and access to a shared en-suite, offers a private sanctuary, while the family bathroom serves the remaining rooms with ease. Traditional details blend with modern touches, creating a home that feels both timeless and practical - a place to rest, recharge, and savour the beauty of rural living.

Beyond its walls, High Noon Cottage is embraced by mature gardens and the soothing sounds of nature. With ample parking, a detached garage, and wide-open skies overhead, the property offers not just a house, but a way of life. Whether it's peaceful mornings with birdsong, golden evenings in the conservatory, or exploring the nearby coast and city of Norwich, this home invites you to enjoy the very best of Norfolk living. High Noon Cottage is more than a residence - it is a retreat, a haven, and a place to truly call home.







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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Colby

ESCAPE TO RURAL NORFOLK LIVING

Colby is a charming rural village set in the beautiful North Norfolk countryside, offering a peaceful lifestyle while still being within easy reach of amenities. The village is surrounded by open fields and quiet country lanes, making it perfect for walking, cycling, and enjoying the outdoors.

For everyday needs, the nearby market towns of Aylsham and North Walsham provide a wide range of shops, schools, healthcare, and leisure facilities. The picturesque North Norfolk coast, with its sandy beaches and nature reserves, is only a short drive away, while the city of Norwich is within easy reach, offering extensive shopping, cultural attractions, and rail links to London.

Colby itself retains a strong sense of community, centred around its historic parish church and village hall, with plenty of opportunities to get involved in local events and activities. With its blend of tranquillity, accessibility, and rural charm, Colby is an ideal location for those seeking a quieter pace of life without being isolated.



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0340-2361-0580-2325-1481

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: ///pursuit.clinking.cafe

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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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