



THE STORY OF  
**Chapel Cottage**  
*Warham, Norfolk*

**SOWERBYS**





THE STORY OF

# Chapel Cottage

Warham, Norfolk  
NR23 1NN

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Period Cottage

Beautiful Village Location

Three Bedrooms

Exposed Beams

Spacious Garden

Ample Parking

Two Bathrooms

Character Features

Three Reception Rooms

Log Burner

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Currently a much-loved second home and a highly successful holiday let, Chapel Cottage is a charming and characterful property that beautifully balances traditional appeal with modern-day comfort. Nestled in the picturesque village of Warham, this delightful cottage offers an idyllic retreat, whether as a permanent residence, a second home, or an investment opportunity.

Stepping inside, you are immediately welcomed by the warmth and charm of the interiors. The ground floor showcases a wealth of period features, including beautiful pamment tiles and exposed wooden floorboards, which enhance the cottage's rustic elegance. The spacious and inviting reception rooms are designed for both relaxation and entertaining, boasting an abundance of natural light that further complements the tasteful neutral colour palette throughout. A cosy yet airy atmosphere makes this a truly welcoming home all year round.

One of the more recent and thoughtful enhancements to the property is the kitchen, now transformed into a stylish and highly functional space. Designed to maximise both practicality and aesthetics, it offers ample storage, quality appliances, and an inviting layout that makes cooking and dining a pleasure.

The charm continues upstairs, where three generously sized bedrooms provide comfortable and tranquil spaces for rest and relaxation. These are serviced by a contemporary family bathroom, finished to a high standard. The home's traditional layout is thoughtfully preserved, featuring two staircases that offer private access to the bedrooms—an unusual yet practical feature that enhances the cottage's appeal.







Outside, the garden at Chapel Cottage is a true sanctuary. This peaceful retreat offers a wonderful space for enjoying the outdoors, whether for gardening, alfresco dining, or social gatherings with family and friends. The well-maintained grounds provide both beauty and privacy, making it a perfect escape from the hustle and bustle of daily life.

At the front, the property benefits from extensive parking for multiple vehicles, a rare and valuable asset in a sought-after village setting. Additionally, the inclusion of an electric car charger ensures convenience for modern living.

Chapel Cottage captures the essence of Norfolk village life, combined with contemporary comforts. With its beautiful setting, historic charm, and proximity to the stunning Norfolk coastline, this is a rare opportunity to own a home that provides the perfect balance of lifestyle, investment potential, and tranquillity.



First Floor  
Approximate Floor Area  
560 sq. ft  
(52.01 sq. m)



Ground Floor  
Approximate Floor Area  
874 sq. ft  
(81.23 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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# Warham

A HISTORIC TRANQUIL VILLAGE  
CLOSE TO THE COAST

Warham is a picturesque and peaceful village located in the heart of Norfolk, just a few miles from the stunning North Norfolk coast. The village is surrounded by rolling countryside and offers a range of scenic walking and cycling routes, making it an ideal spot for nature lovers. At its heart lies the historic Warham Camp, an Iron Age fort dating back to around 1000 BC, which offers fascinating views over the village and surrounding landscape.

The village is home to a charming blend of traditional Norfolk flint cottages and more modern homes, creating a welcoming community atmosphere. The renowned Three Horseshoes pub serves as a central meeting point, offering a hearty menu of locally sourced food and a selection of ales, perfect for those seeking a relaxing afternoon in a quintessential countryside setting.

Warham enjoys proximity to the popular seaside town of Wells-next-the-Sea, just a short drive away, which boasts a beautiful sandy beach, a bustling harbour, and a variety of independent shops, cafes, and restaurants. Nearby, the expansive Holkham Hall and its picturesque parkland offer a rich historical experience, as well as regular events and festivals. The region is also renowned for its birdwatching opportunities, with the Holkham National Nature Reserve and nearby salt marshes attracting wildlife enthusiasts throughout the year.

With its idyllic countryside setting, rich history, and proximity to coastal attractions, Warham provides a perfect balance of tranquillity and convenience, making it an ideal location for those seeking a peaceful village lifestyle within easy reach of the coast and nearby towns.



## Note from Sowerbys



Rear Garden

“The well-maintained grounds provide both beauty and privacy, making it a perfect escape from the hustle and bustle of daily life.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref: 8295-4224-8829-4507-7963.

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: ///pressing.milkman.unscathed

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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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