



THE STORY OF

# Haddon House

*Titchwell, Norfolk*

SOWERBYS



- Idyllic Location
- Detached Edwardian Cottage
- Three Bedrooms
- Coastal Views
- Field Views
- West Facing Garden
- Peacefully Positioned
- Off Road Parking Space to the Front
- Potential for Enlargement (STPP)



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## Haddon House

Church Lane, Titchwell,  
PE31 8BA

Located just to the south of the Saxon church of St Mary, on the western side of Church Lane, Haddon House is an exceptionally pretty three bedroom Edwardian cottage.

As you approach the property the arched garden gate, with its delightful flint wall on either side, comes into view.

The welcoming entrance lobby, which incorporates the staircase, leads to the remainder of the ground floor accommodation. To one side is a generous sitting room with an open fireplace. Whilst on the other side, and equally proportioned, was the kitchen dining room, albeit the kitchen units have now been removed. At the rear of the house is a large utility room as well as the family bathroom.

Upstairs there are two large double bedrooms, which mirror the downstairs reception rooms, as well as a further single bedroom

Outside and to the rear is a substantial garden, which backs onto farmland and enjoys uninterrupted views over the RSPB reserve.

Haddon House has been a tenanted property with the same tenants for several years and is now need of complete updating throughout.

Given the size of the garden there is, subject to the necessary consents, ample space to considerably enlarge the house whilst still leaving a well-proportioned garden.

As Church Lane is a no through road and has the nature reserve beyond it, it is one of those very rare places along our beautiful north Norfolk coastline that remains peaceful and undisturbed whatever the time of year. There are only a handful of houses on this lane, leads up to the historic little church, and the feel is far more of an undisturbed hamlet than a village and Haddon House is arguably the prettiest of them all.



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.

ALL THE REASONS

# Titchwell

IN NORFOLK  
IS THE PLACE TO CALL HOME



Home to one of the finest RSPB bird reserves in Great Britain, Titchwell is a small coastal hamlet on the A149 coastal road between the two popular villages of Brancaster and Thornham. The Titchwell Marsh Nature Reserve is blessed with diverse habitats such as reedbeds, saltmarsh and fresh water lagoons. There is also a wide sandy beach offering extensive views across the Wash. Covering 515 acres, you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier 'sky dancing'.

There are two hotels in Titchwell, Titchwell Manor and Briarfields, both with good restaurants, and the extremely popular Thornham restaurant, The Orange Tree is around two miles away.

The church of St Mary the Virgin is a medieval parish church dating back to the 11th century and is situated next to the marsh on the north Norfolk coast. A beautiful feature of

this church is its round tower built with local flints.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, which is located just over five miles away.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Between Titchwell and the various surrounding coastal villages, you'll never have to travel far for amenities and you most certainly won't be short on beautiful locations to explore.



Note from Sowerbys



Views over Church Lane

“You’ll never tire from waking up to views over the fields.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating to be confirmed.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 0234-0001-8209-0202-3214

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.

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