



THE STORY OF

Sandpiper Cottage

Titchwell, Norfolk

SOWERBYS



S

THE STORY OF

Sandpiper Cottage

Main Road, Titchwell, Norfolk
PE31 8BB

●

Sea and Beach Views

Five Bedrooms

Open-Plan Kitchen/Family Room

Sitting Room with Open Fire

Off-Street Parking

Easy Walking Distance to Titchwell Manor

Three Bathrooms

Secure Garden

2,240 sq. ft. of Accommodation

Former Georgian Village Pub

●

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“The sitting room is such a cosy place to be when the fire is on...”

Originally built as the village pub in 1790 and converted, just over 20 years ago, into the wonderful home we see today, Sandpiper Cottage is now an idyllic and beautifully arranged family home.

The first thing that strikes you upon entering the cottage is that it feels almost too substantial to warrant the title of cottage! To the front is a cosy sitting room, which is the ideal place for curling

up in front of the fire with a good book after a windswept winter walk on the beach. Step through into the rear of the house where it opens up into a fabulous open-plan kitchen, dining and family room. This is absolutely a space where you can imagine the family gathering at breakfast time to excitedly plan the day's activities and then later that evening, giggling over supper as they recount their heroics and adventures.







There are two floors above this, and they are linked by a stunning staircase that has wonderful full height windows which not only allow you to see Titchwell beach and the sea, but also the Saxon tower of St Mary's church.

“...the view from the top floor is to die for.”

Upstairs on the first floor there are three bedrooms, one with an en-suite while the other two share a family bathroom. On the second floor is a shower room, fifth bedroom, currently used as a bunk room, and the largest of the bedrooms, which undoubtedly has the best view of all the rooms.



Outside and to the front there is plenty of off-street parking, and a covered passageway leads through to the rear garden. There is a patio immediately off the french doors at the back of the kitchen family room and then the rest of the garden is laid to lawn and is completely enclosed, so very safe for two and four legged little ones.

Sandpiper Cottage has been in the same family ownership since The Three Horseshoes pub was converted. As well as a popular and successful holiday let it has primarily been a place for the now extended families to come together and enjoy walks on the beach, drinks at Titchwell Manor and then back home to marvel at those stunning coastal views.





“This house is all about being connected to big skies and the beautiful coast...”



Shower Room
11'2" x 6'7"
(3.40m x 2.00m)

Second Floor
Approximate Floor Area
571 sq. ft.
(53.02 sq. m)



Ground Floor
Approximate Floor Area
914 sq. ft.
(84.87 sq. m)



First Floor
Approximate Floor Area
755 sq. ft.
(70.17 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 2023 | www.houseviz.com

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 the Vendor



The Three Horseshoes, circa 1905

“The house is part of what was Titchwell’s public house - The Three Horseshoes.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///sake.sensibly.signs

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



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