



THE STORY OF

Tamsin

Syderstone, Norfolk

SOWERBYS



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Tamsin

Websters Yard, Syderstone, Norfolk
PE31 8SJ

Stylish Period Cottage

Two Double Bedrooms

En-Suite and a Family Shower Room

Large Kitchen and Family Room

Cosy Sitting Room

Log-Burner

South Facing Garden

Private Location

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





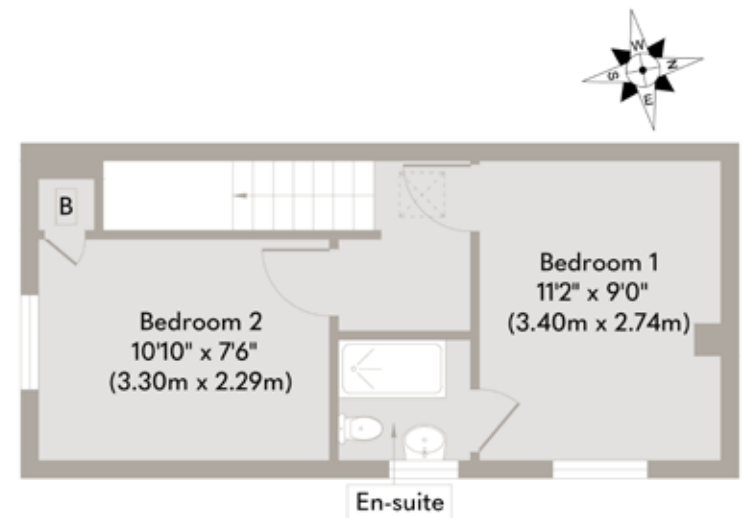
Tucked away in the charmingly named Webster's Yard, Tamsin is a delightful two-bedroom period cottage that is perfectly balanced and designed for modern living.

This enchanting home offers a peaceful retreat from everyday life. From the moment you step inside, Tamsin surprises and delights. A generous central entrance hall offers an unexpected sense of space, serving as a welcoming dining room, perfect for entertaining or enjoying family meals. At the heart of the home, the beautifully extended kitchen and family room is flooded with natural light from bi-folding doors. Seamlessly connecting indoor and outdoor living, with contemporary units, a sleek cooking island, and views stretching south over the private garden, it's an ideal space for summer gatherings or peaceful morning coffees. As the seasons change, the cottage's cosy sitting room comes into its own. Nestled in the original part of the house, it features a charming log-burner and exudes warmth and character - just the place to curl up on a winter's evening.

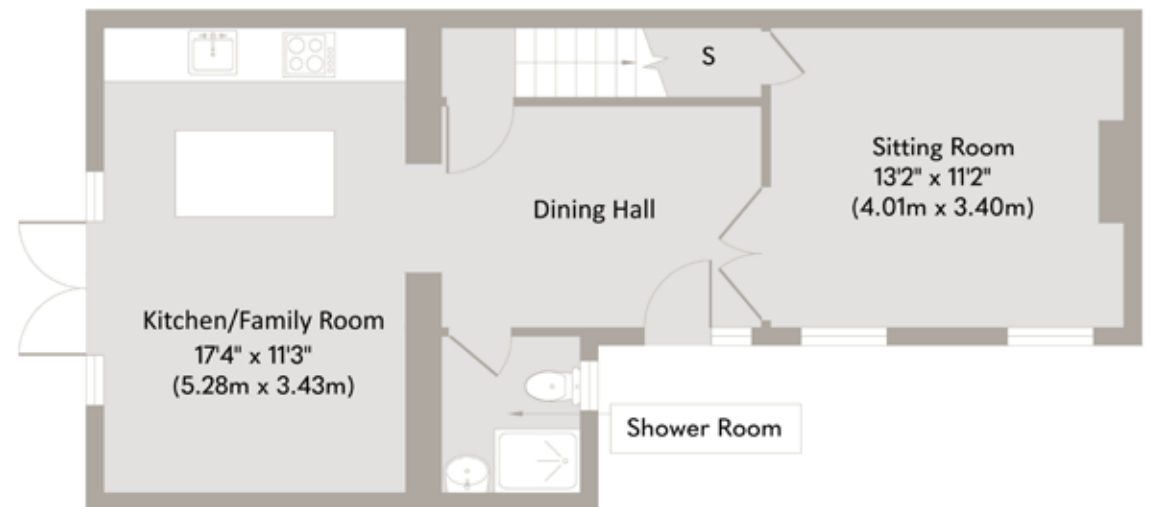
Upstairs there are two generous double bedrooms with the principal bedroom having an en-suite shower room, while the second bedroom is served by a large, well-appointed downstairs shower room.

The south-facing garden is a true highlight. Fully enclosed and safe for children and pets alike, it features a sunny patio and a lawn that invites lazy afternoons and outdoor play.

Syderstone is one of Norfolk's best kept secrets. Tucked away from through-traffic, it offers a rare sense of peace and seclusion yet is within easy reach of the coast and local amenities. Webster's Yard adds another layer of charm, an intimate setting where a sense of community and privacy combine. Tamsin is more than just a cottage, it's a lifestyle. A place to slow down, breathe in the fresh country air, and enjoy the simple pleasures of village life.



First Floor
Approximate Floor Area
273 sq. ft
(25.33 sq. m)



Ground Floor
Approximate Floor Area
540 sq. ft
(50.16 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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...it's so quiet - to hear the birds and sit with a coffee in the sun first thing in the morning is perfection!



Syderstone

COMMUNITY SPIRIT IN THE NORFOLK COUNTRYSIDE

Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks. There is also St Mary's - a 900 year old round-towered church.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creak. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

Within easy reach of the sea, Fakenham is top of the list when it comes to market towns. While sandy beaches are just ten miles away, Fakenham is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from the Vendor



“Whenever we are here it's like a weight is lifted, a slower pace of life and spending all our time outside.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 2452-3010-7207-2305-8204

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: ///overruns.gentlemen.hunter

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

