



THE STORY OF
Arwyn
Syderstone, Norfolk

SOWERBYS



THE STORY OF

Arwyn

13 Ashside, Syderstone, Norfolk
PE31 8RZ

Three Bedroom
Detached Bungalow in
Habitable Condition

Planning Consent for Detached
Four/Five Bedroom House

Highly Acclaimed
Local Architect Darren
French Design

0.2 Acre Plot (STMS)

Stunning Country Views
to Front and Rear

Separate Self
Contained Annexe

Peaceful Location

Ample Off Street Parking

Established Garden

SOWERBYS BURNHAM MARKET OFFICE

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Rarely available in North Norfolk, this substantial site comes with planning consent to create a striking new home.

With far-reaching views over the beautiful North Norfolk countryside to both the front and rear, the plot is occupied by a single-storey property which, although fit for habitation in its current condition, offers a unique opportunity to build a bespoke residence, finished entirely to your own specification.

Locally acclaimed architect Darren French has partnered with one of the region's most experienced coastal builders to design a stylish and thoughtfully planned home.

The ground floor is predominantly open-plan across the west-facing rear, with near full-width bi-folding doors creating an idyllic space in summer and a bright, airy atmosphere year-round. A utility and shower room provide practical convenience after winter walks or beach days, while a flexible snug offers potential as a guest room, home office, or playroom.

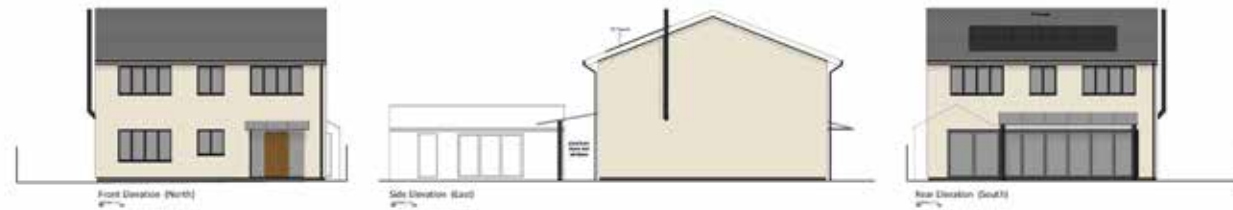
Upstairs, four generously sized double bedrooms include a principal suite with en-suite bathroom, a guest room with en-suite shower, and two further bedrooms sharing a convenient twin sink bathroom.

To the rear, a fully self-contained studio annexe with vaulted ceiling and south-facing bi-fold doors opens onto a shared patio - ideal as a creative space or guest accommodation. The front offers off-street parking for up to four cars, while the rear garden features attractive silver birches and a Scots pine.

Building plots with planning are increasingly rare in this part of the county - especially those with approval for a home of this quality. The chance to complete and personalise such a design is a rare and exciting opportunity.



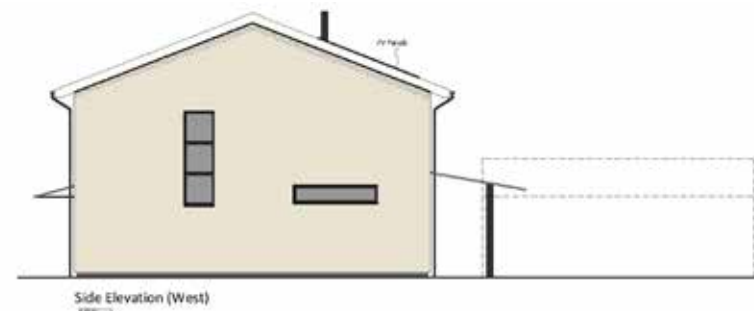
PROPOSED PLANS



Cedrol Revendole or similar Blue/Black fibre cement slate roof tile



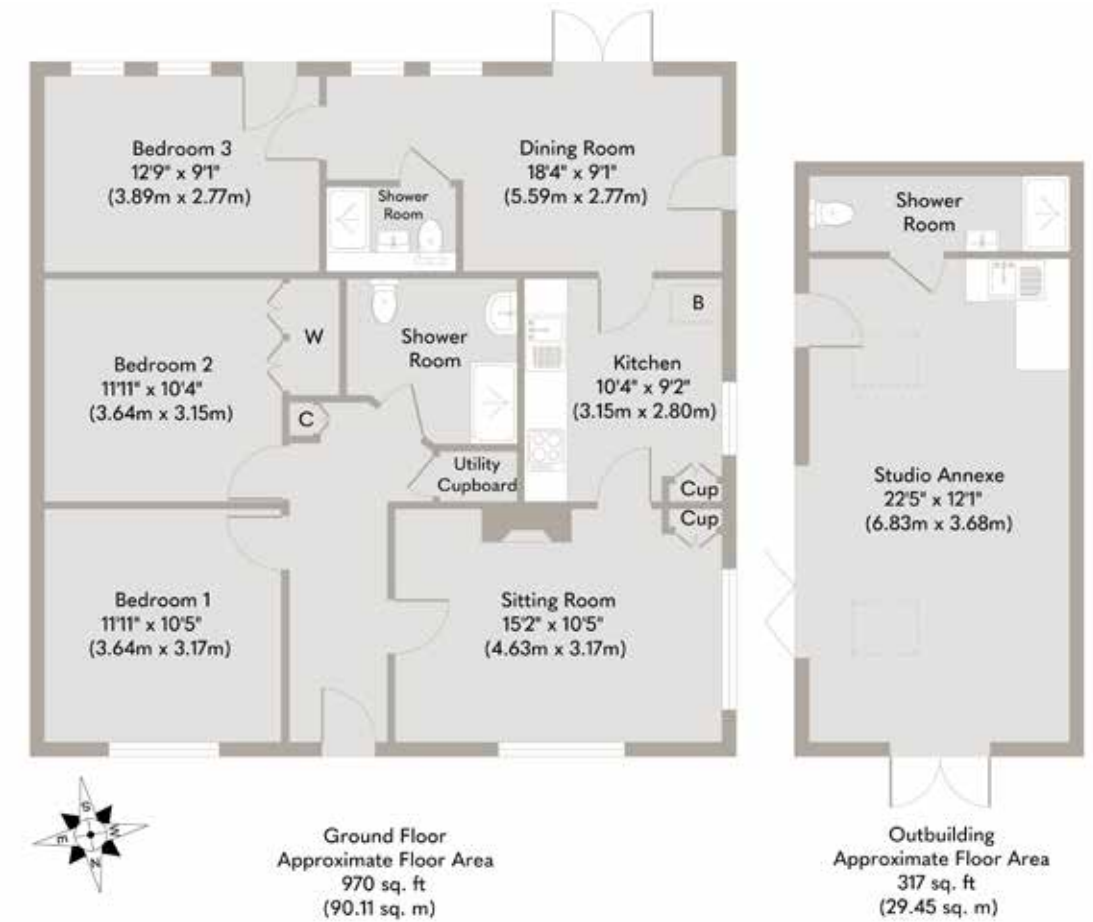
Belimpool Patina Original NKT - Available colours



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Arwyn, Ashside, Syderstone, PE31 8RZ
Proposed Drawing
Drawing No. : 4041_443/02 Rev M a3paper

CURRENT FLOORPLAN



PROPOSED FLOORPLAN



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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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 Creake. 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 Sowerbys



“...far-reaching views over the beautiful North Norfolk countryside to both the front and rear...”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref: 0715-3034-2202-8334-7200

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: ///bitters.herb.darts

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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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