



THE STORY OF

Flint Cottage

Syderstone, Norfolk

SOWERBYS



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Flint Cottage

Websters Yard, Syderstone, Norfolk
PE31 8SJ

Completely Refurbished

Detached Brick and Flint Cottage

Stunning Kitchen with Parquet Floor

Cosy Sitting Room

Log Burner

Two Bedrooms

Stylish Bathroom

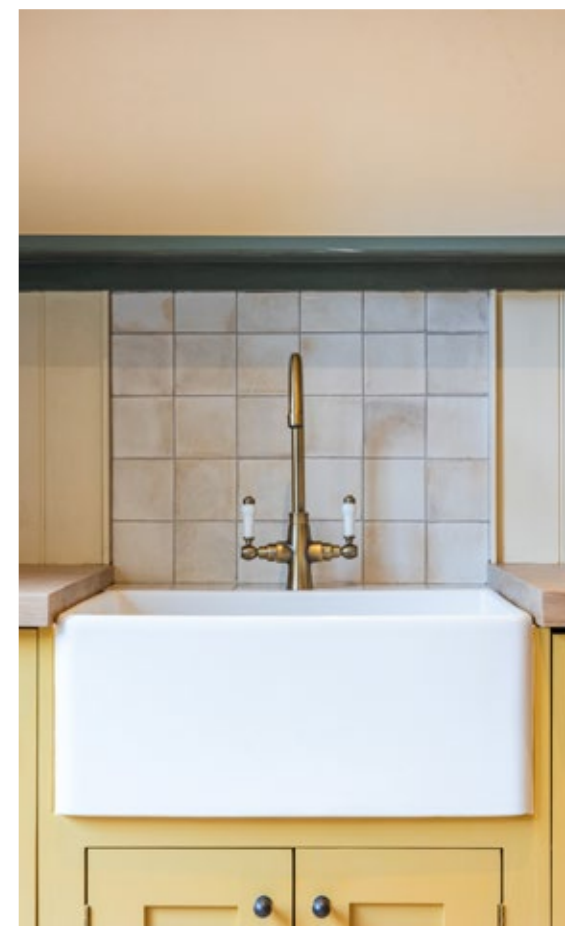
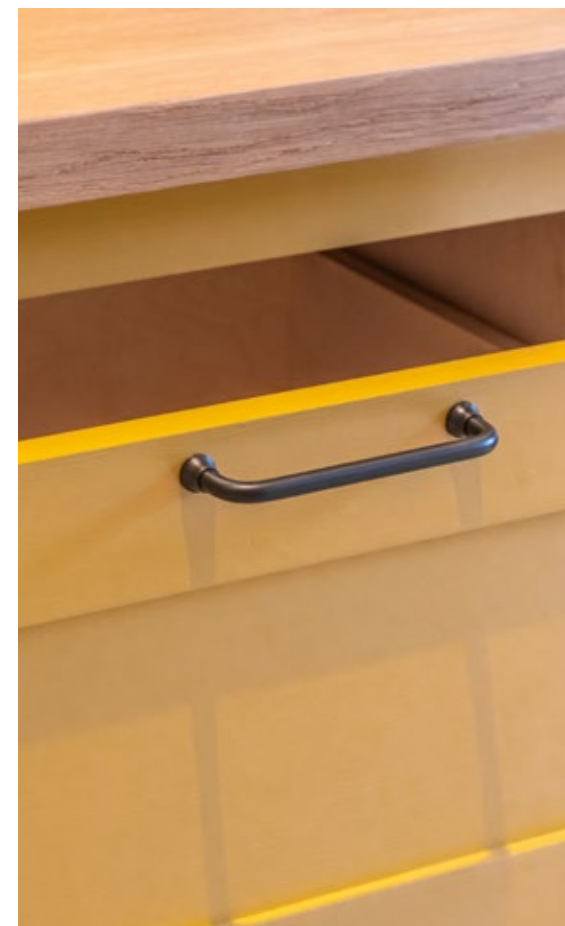
South Facing Private Garden

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Meticulously refurbished to an incredibly high standard throughout, whilst at the same time retaining all the character one would expect from a period cottage.

Situated in the southeastern corner of the very private and discreet Websters Yard, Flint Cottage is a detached, brick and flint Victorian cottage. The ground floor is equally divided into two separate living spaces. On one side is the cosy sitting room with panelled walls and a log burner. This is the ideal space for curling up in front of the fire with a film after a wind-swept winter's walk around Syderstone Common. At the other end is a beautifully finished kitchen with handmade units, a butler sink, and an elegant parquet floor. This room is flooded with natural light through the full width bi-fold doors which, when opened, create an idyllic space during the summer months.

Upstairs there are two bedrooms, both with wood panelled walls, and unusually for a cottage of this era, the bathroom is also upstairs and is incredibly stylish.

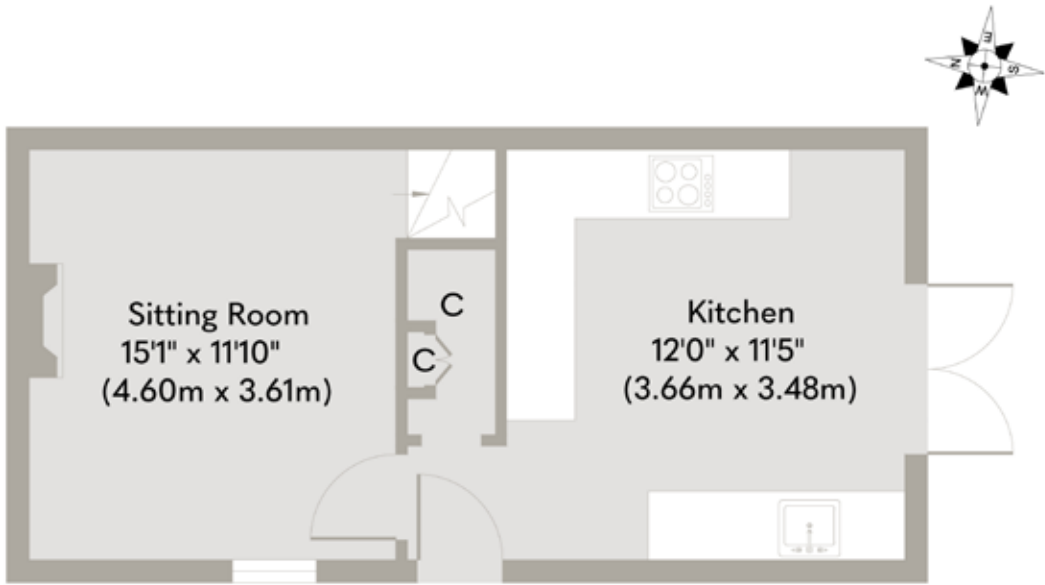
Outside, to the rear, is a south facing garden, decked off the back of the cottage, with the remainder laid to lawn. This garden is completely private and secure and perfect for letting your two and four legged little ones run off a little steam!

From the outside, Flint Cottage is the epitome of a North Norfolk Victorian cottage. Its brick and flint exterior, with the outline of a historic doorway, encapsulates its period aesthetic, yet step inside and it could be a new home, such is the quality of its finish.

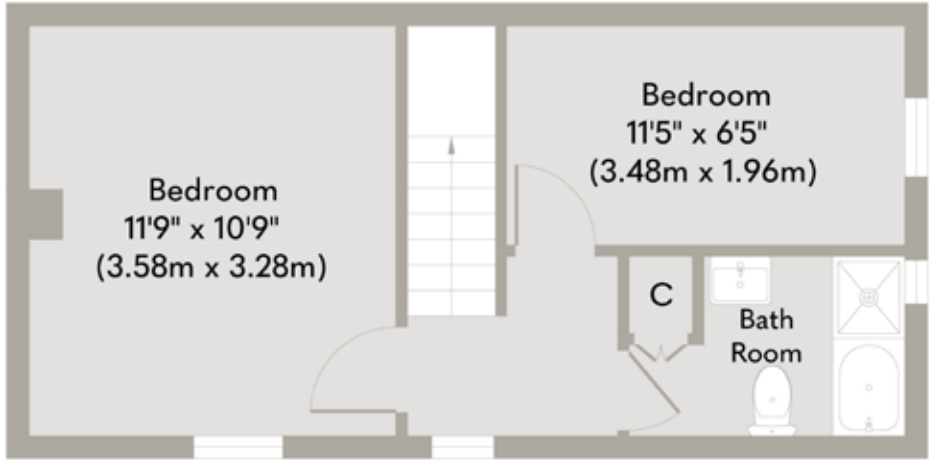


Cosy and inviting, the sitting room is perfect for winter evenings by the fire.





Ground Floor
Approximate Floor Area
308 sq. ft
(28.61 sq. m)



First Floor
Approximate Floor Area
308 sq. ft
(28.61 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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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



“Flint Cottage combines historic character with a meticulously finished contemporary interior.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9865-3042-5201-1345-7204

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: ///copes.mistaking.dishing

AGENT'S NOTE

Some images have been virtually staged to show how they could look once furnished.

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

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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