



Main Road
Titchwell

SOWERBYS

This charming three-bedroom brick cottage, nestled in a desirable village, offers a lifestyle that perfectly combines modern convenience with rustic charm. With a character-filled interior and stunning countryside views from the rear garden, this property is a true gem.

This beautifully updated property features modern finishes and thoughtful upgrades throughout. From fresh paint and new flooring to updated kitchen and bathroom, every detail has been carefully improved to offer a move in ready experience.

The interior of this cottage exudes character and warmth, combined with tasteful modern updates, create a unique and inviting living space.

Convenience is key, and this property offers off-road parking, making your daily life hassle-free. You won't have to worry about finding a parking spot after a long day.

The rear garden provides a picturesque backdrop of stunning marsh side views. Whether you're enjoying a morning coffee or hosting a barbecue, you'll be surrounded by natural beauty and tranquillity.

This wonderful property is a true escape from the hustle and bustle, offering a peaceful and picturesque living experience. The combination of a character-filled interior, convenient off-road parking, and breath-taking countryside views makes this cottage a must-see for those seeking a tranquil and charming retreat.

TITCHWELL

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.

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.

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.

AGENT'S NOTE

Off road parking

Recently refurbished

Pets to be considered

Integrated electric oven and hob

COUNCIL TAX

Band B

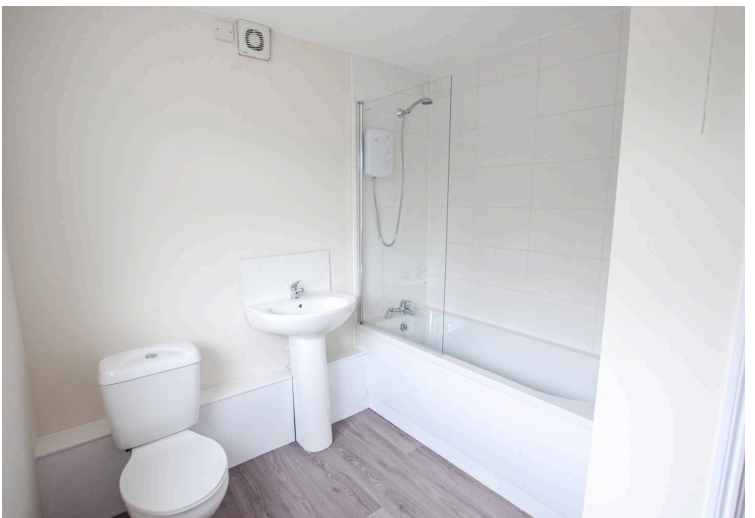
ENERGY EFFICIENCY RATING

D.

The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3words: ///talents.dining.comedians



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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