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Gracious Cottage

Stiffkey, NR23

“This handsome home offers the perfect setting for families wanting to embrace coastal living, nature, and community. As for the view, you have to see it to believe it.”

From our agent





A characterful coastal retreat

Steeped in local history, Gracious Cottage was originally built as the village sail maker's home and sits proudly opposite the former boat makers' cottages. This handsome redbrick property has been thoughtfully enhanced over the years, now offering a perfect blend of period charm and practical, contemporary living.

Light filled living with a view

The heart of the home is a stunning triple-aspect kitchen and family room, complete with an AGA and panoramic views stretching out across the valley to the rear. A spacious walk-in pantry adds function to the form, while the sitting room provides a cosy, welcoming space with a wood-burning stove and similarly captivating outlook.

Upstairs, there are three generous bedrooms, two with built-in storage, and two with feature fireplaces that nod to the home's heritage. A recently refitted family bathroom is accessed directly from the landing, and a large attic room spans the full width of the house ideal for storage, hobbies, or potential conversion (STP).

Idyllic outdoor living

The grounds extend to around 1.25 acres (STMS), culminating in river frontage that creates a truly special connection to nature. A flint-fronted detached outbuilding with pitched roof provides excellent ancillary space, complete with an adjoining WC – perfect for use as a studio, garden room or home office.

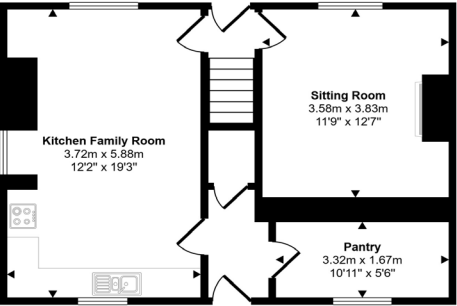
A lifestyle location

Positioned in the highly desirable coastal village of Stiffkey, Gracious Cottage is just a short walk from the renowned National Trust salt marshes a haven for walkers and birdwatchers. The popular Stiffkey Stores and The Red Lion pub are both within easy reach, offering convenience and local charm just moments from the door-step.



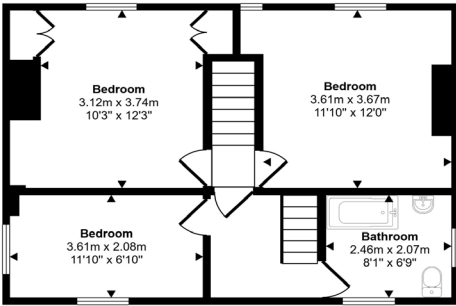


Approx Gross Internal Area
180 sq m / 1933 sq ft

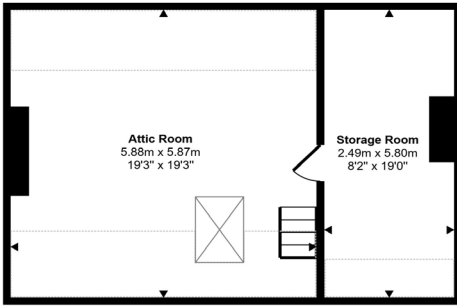


Ground Floor
Approx 50 sq m / 542 sq ft

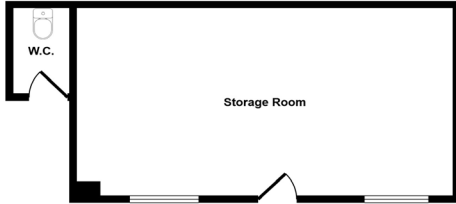
Denotes head height below 1.5m



First Floor
Approx 50 sq m / 535 sq ft



Second Floor
Approx 50 sq m / 535 sq ft



Outbuildings
Approx 30 sq m / 320 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A special setting on the North Norfolk coast

Gracious Cottage enjoys a peaceful yet privileged position in the village of Stiffkey, one of North Norfolk's most sought-after coastal locations. Known for its salt marshes, natural beauty and relaxed way of life, Stiffkey sits within an Area of Outstanding Natural Beauty and offers direct access to some of the most spectacular walking routes in the region, including the Norfolk Coast Path.

From the cottage, it's just a short stroll to the National Trust salt marshes, a vast expanse of coastal wilderness popular with birdwatchers, kayakers and those seeking quiet escapes by the sea. Stiffkey Stores, an independent shop and café beloved by locals and visitors alike, is within walking distance, as is The Red Lion, a popular village pub known for its hearty food and welcoming atmosphere.

The neighbouring villages of Morston, Blakeney, and Wells-next-the-Sea are all just a few minutes' drive away, each offering their own charm, coastal walks, and amenities such as cafés, galleries, pubs and local produce shops.

Wells offers a wider selection of day-to-day facilities, including a supermarket, medical practice, and schools.

For more comprehensive amenities Norwich is around 30 miles to the south and can typically be reached in under an hour by car. The city offers a vibrant mix of independent and high-street shopping, restaurants, theatres, and historic landmarks, as well as an international airport and a mainline railway station with direct links to London Liverpool Street.

Schools

There are good local schools in neighbouring villages and towns, including primary schools in Wells-next-the-Sea and Langham, and access to respected secondary education in Fakenham and Sheringham. School transport routes serve the area, and Norwich's independent schools are also within reach for those seeking a wider range of options. The very well respected Gresham's Private School is just 8 miles to the east.







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Agent's Details



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