



THE STORY OF
Seaman's Farm

Guestwick, Norfolk

SOWERBYS



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Seaman's Farm

Reepham Road, Guestwick, Norfolk
NR20 5QG

Offered Chain Free

Approx. 1.87 Acre Plot (STMS)

Double Garage

Picturesque Village Location

Potential to Extend (STPP)

Two Versatile Reception Rooms

Two Bathrooms

Three Double Bedrooms

SOWERBYS DEREHAM OFFICE

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Offered chain-free, this beautiful detached cottage is set on a generous 1.87 acre plot (STMS) in a picturesque village location, offering a wonderful opportunity for those seeking both space and potential. The home is perfectly suited for those who appreciate a peaceful rural setting, searching for tranquillity.

The property offers two versatile reception rooms, providing ample space for family living, dining, or even home office use. These rooms offer flexibility to suit your needs, whether you're looking for quiet spaces to relax or areas for entertaining guests. With three double bedrooms, this home offers plenty of room for family members or visitors.

Set on a substantial plot, there is significant potential to extend the property (subject to planning permission), offering the chance to increase living space and tailor the home to your needs, whether it's additional bedrooms, a larger kitchen, or extended living areas.

The property further benefits from a double garage, providing useful storage space or additional room for vehicles, alongside ample off-road parking.



There are double aspect windows, with views south of the garden and the boundary stream, then across fields and hedges and copses.





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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Guestwick

A LIFESTYLE FILLED WITH
CHARACTER AND POSSIBILITIES

Welcome to Guestwick, a quaint and picturesque village nestled in the Norfolk countryside. Steeped in history, the village boasts the Old Station House, a charming reminder of its past as part of the Midland and Great Northern Railway.

In this delightful village, you'll find all the necessities close at hand, with local shopping options readily available in the nearby market town of Reepham.

Just a short 8-mile journey northward leads you to the Georgian market town of Holt. Here, you'll discover a vibrant atmosphere with an array of restaurants, pubs, shops, and galleries to explore. Holt is also proud to be home to Gresham's Pre Prep, Preparatory, and Public Schools, adding to the appeal for families seeking top-notch education for their children.

Beyond Holt, the coastal village of Blakeney awaits, inviting you to immerse yourself in its narrow streets and flint-faced houses. Embrace the natural beauty of the marshes and beaches, where sailing, seal trips, bird watching, and various leisure pursuits await, promising unforgettable moments in nature.

Further afield, the cathedral city of Norwich awaits just 27 miles to the south-east. As a bustling hub, Norwich boasts a mainline railway station, with London Liverpool Street just a 100-minute journey away, ensuring you're well connected to the capital. For those with a touch of wanderlust, Norwich International Airport to the city's north opens up a world of travel opportunities.

Whether you seek a peaceful village retreat or an exciting exploration of Norfolk's delights, this idyllic location promises a lifestyle filled with character and possibilities.



Note from the Vendor



"I have loved living in the country, being aware of the changing seasons, watching the wild life, and enjoying the wide open skies, and velvety black skies at night for wonderful star gazing."



SERVICES CONNECTED

Mains electricity. Water supplied via bore hole and drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: [///stove.undertone.pizza](#)

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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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