



THE STORY OF

Common Gate Cottage

Guist, Norfolk

SOWERBYS



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Common Gate Cottage

The Common, Guist, Norfolk
NR20 5PA

●

Four Double Bedrooms

Striking Contemporary Detached Eco Home

Solar Panels

Underfloor Heating

Air Source Heat Pump

Stunning Countryside Views

South Facing Garden with
Decked Seating Areas

Incredibly Light and
Sociable Open Plan Living Space

●

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“Common Gate Cottage is spacious, unique and inviting.”

As Bob Dylan famously said “the times they are a-changing” so maybe it’s no wonder the vendors of this home have created a space for the future.

So many of us are more and more conscious of the impact we have on the environment which surrounds us, along with being ever conscious of the cost of living.

But here - the current owners have covered all of these thoughts when creating Common Gate Cottage, an architecturally stunning eco property which stands out on the edge of Guist Common.

This home was designed by renowned architect Jim Bond, who has a history of designing many very well-conceived houses in North Norfolk.





Hidden down a small country track just off the main road coming into Guist, from Dereham. The home is over a shingled driveway with ample parking for several cars.

Then up several steps we finally find the door to Common Gate Cottage where we get the slightest glimpse of one of the best views in the area - but more on that later.

“The unique setting is blessed with wildlife in abundance and has really brought a slow pace of life for us as a family.”

The land the property sits on has been in the family for more than 40 years. The original cottage was a small, dark home needing work, but rather than make improvements and extend, the current owners thought they would make the most of the incredible countryside which envelops the land. So, with that they got to work and removed the old house and created what is here today.

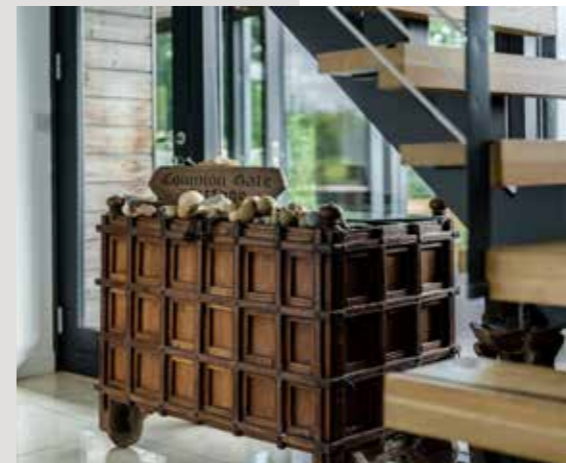
Walking through the large door, surrounded by glass, you start to get the sense of the hard work and love which was injected when building the property.





“The day room, being the heart of the home, has to be the best space for us as a family. We cook, relax and entertain here as well as it providing a practical space for the children to complete their homework whilst we can be around to support in the background.”





Coming into the warm and welcoming hallway you have three options: up the stairs directly in front of you, left to the kitchen area, or right to the ground floor bedroom accommodation, storage and family bathroom.

Going left you walk through into the open plan kitchen/dining/living area, strangely your eyes aren't drawn to the beautifully crafted kitchen, which in itself is a work of beauty, but the stunning views which the current vendors are lucky enough to look out on to every time they sit for a meal as family, day after day.

“The open plan living space suits us as a warm and friendly family home and the contemporary ‘Grand Design’ fits seamlessly into the landscape.”

On this floor the property also benefits from an always handy and very useful utility room, separate WC and entrance into the garage - which is so important when bringing in shopping from the car on a rainy winter's evening.

Often in houses which have been so architecturally and eco-focused, the essential purpose of a home can sometimes be overlooked, but this is definitely not the case at Common Gate Cottage.





“With the help of a local architect, the new bespoke property was made to be eco-friendly whilst maximising the light and the open plan living space inside and out..”



As you walk up the stairs there is a large glass window stretching from the ground floor to the first floor, to yet again benefit from the amazing views. From this you walk into another well-portioned sitting room.

Whilst downstairs you have the central busy hub of the house, you find this amazing calm and tranquil space, complete with log burner and cleverly hidden study and dare we mention again - the view.



From this room we find the fourth bedroom, which could be kept for its current purpose or transformed into a wonderful cinema room.

On the first floor we also have the large primary bedroom with plenty of storage, a modern en-suite and a sliding door on to a private balcony which is the perfect place, whether for cup of tea in the morning or a glass of wine as the sun sets.

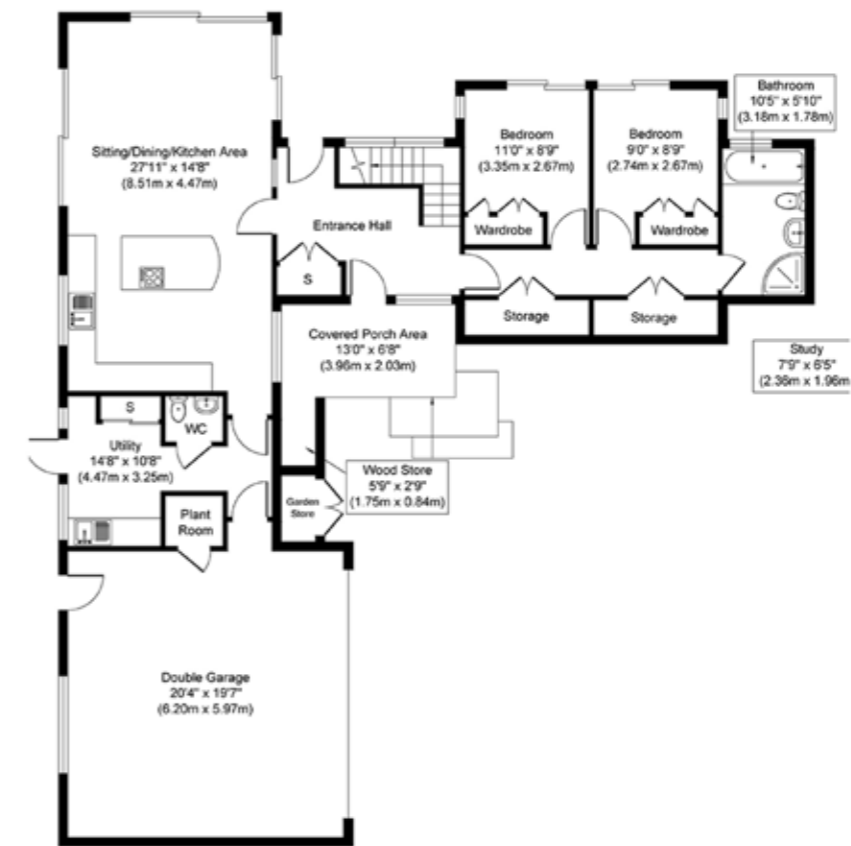
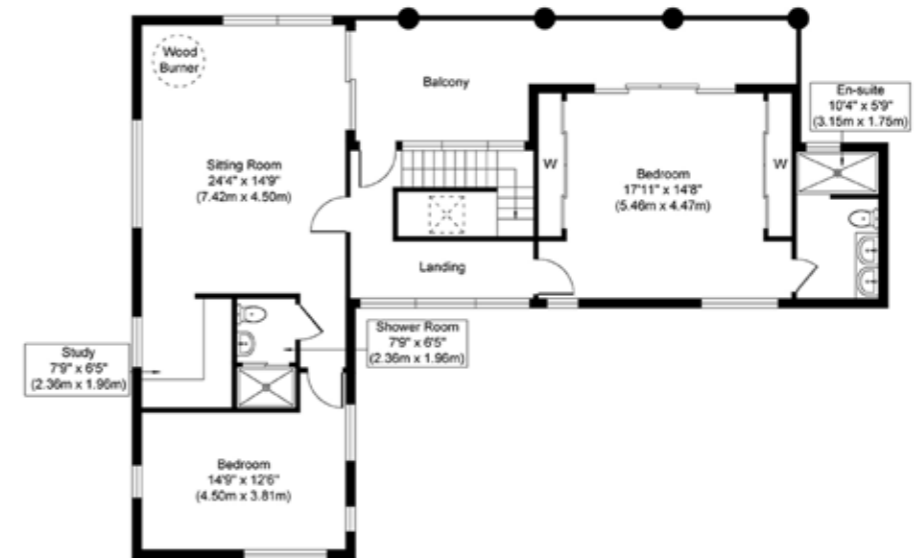
“For anyone with a passion for nature or the outdoors, you really couldn’t ask for anything more from a home.”



Outside - and from the wooden decking area which is large enough to hold a good-sized table and barbecue - the views are just as impressive as inside.

The long garden is a blank canvas for any budding gardener and gently slopes down and meets the wild meadow where the native Norfolk wildlife thrives in abundance.





Ground Floor
 Approximate Floor Area
 1464 sq. ft
 (136.01 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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ALL THE REASONS

Guist

IN NORFOLK
IS THE PLACE TO CALL HOME



Surrounded by countryside, Guist is a mid Norfolk village with much to offer.

scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

The village has a general store and church and North Elmham some three miles distant provides further facilities including shops, public house, sports centre and schooling.

The city of Norwich is some eighteen miles distant and offers a wide range of commercial, entertainment, shopping, cultural and educational amenities together with an International Airport and Main Line train services to London Liverpool Street. The North Norfolk coast approximately ten miles to the north.

Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.



Note from the Vendor



Whether it is sightseeing, or a day shopping, nearby Norwich has lots to offer.

“Being centrally located we are spoilt for choice of places to explore, whether it's Norwich, Holt or the north Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via Klargester sewage treatment plant. Underfloor heating throughout powered by an air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8295-7822-4539-5040-2992

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.

SOWERBYS



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