



THE STORY OF

Peewit Cottage

Bayfield, Norfolk

SOWERBYS



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Peewit Cottage

Bayfield, Norfolk
NR25 7DS

Exceptionally Private and
Desirable Bayfield Location

Quintessential Norfolk Flint
Cottage Full of Character

Originally Two Cottages, Now Beautifully
Combined into One Home

Approached Via a Private Track
Through Mature Woodland

Three Bedrooms Arranged Over Three Floors

Two Charming Reception Rooms,
Including One with Open Fire

Delightful Country-Style Kitchen with Pantry

Mature Cottage Gardens with Patio
Areas and Established Planting

Detached Studio with Potential for Creative
Use or Ancillary Accommodation (STPP)

Variety of Useful Outbuildings
Including Utility/Workshop Space

SOWERBYS HOLT OFFICE

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Surrounded by mature trees and open aspects, the setting is truly idyllic, offering a rare sense of peace and seclusion. Approached via a private track, the cottage gradually emerges through the trees, revealing a quintessential Norfolk flint cottage - originally two cottages, now thoughtfully combined into one charming residence.

Set within a mature and beautifully established plot, the property is rich in character and perfectly suited for those seeking an authentic country cottage lifestyle. The main house offers two welcoming reception rooms, one centred around an open fire, creating a warm and inviting atmosphere. A traditional country-style kitchen with pantry further enhances the cottage's charm and practicality.

On the first floor are two generous double bedrooms, both served by the family bathroom, while the second floor reveals an unexpected and delightful surprise – an attic conversion providing a third bedroom alongside a useful storage room, ideal for hobbies, home working or additional accommodation needs. The vendors lovingly refer to this space as the 'grandchildren's room', creating a charming bolt-hole away from their parents.

Throughout the cottage there is an abundance of original character and period features, making this a truly special home. Outside, the gardens are simply delightful - the epitome of a classic cottage garden. Enclosed by mature trees and hedging for privacy, the grounds are filled with established borders, patio seating areas and a variety of useful outbuildings.





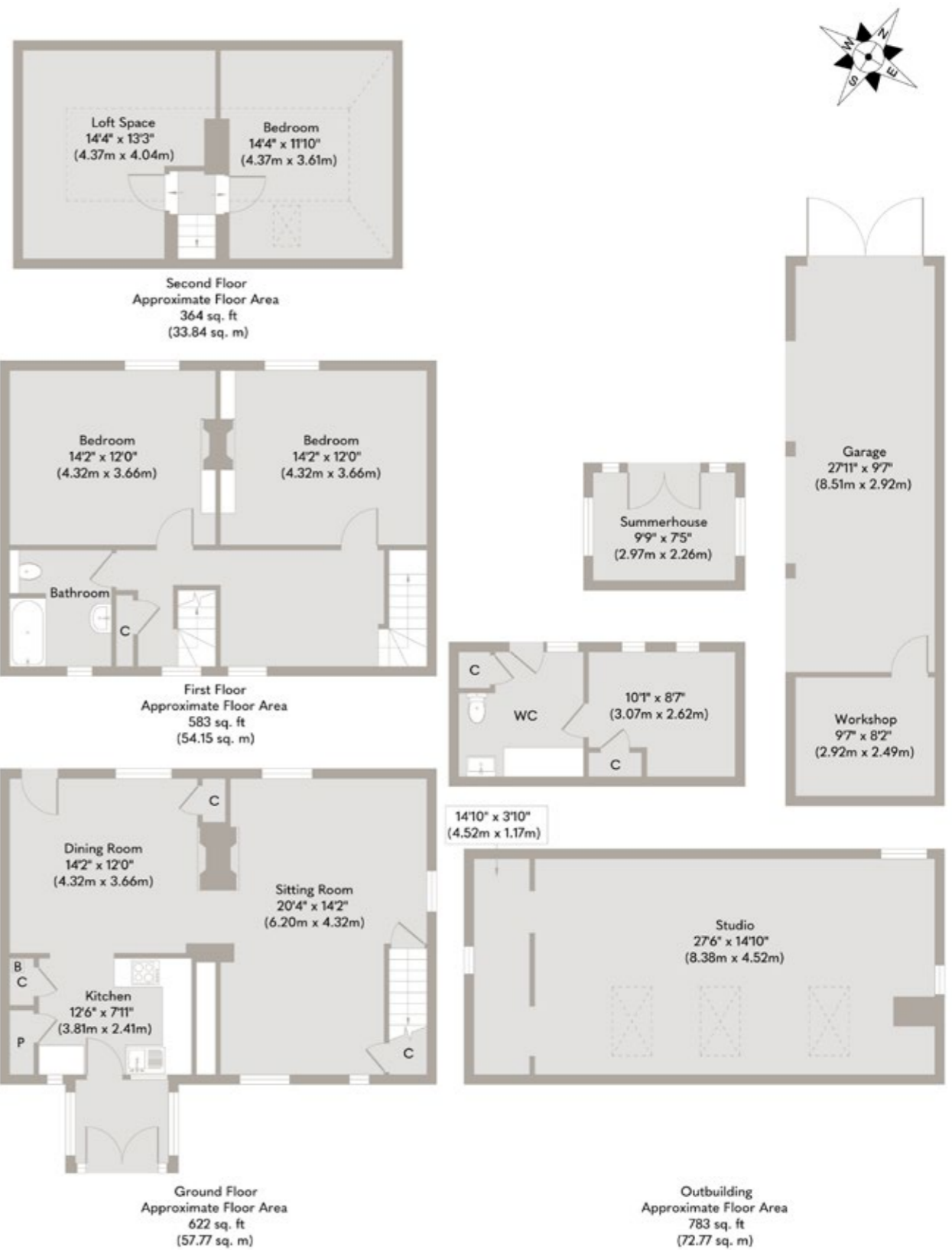
Wake up surrounded by mature trees and open countryside views.



Particularly noteworthy is the detached studio, offering the perfect creative retreat for an artist or potter, whilst also presenting exciting potential for ancillary accommodation, subject to the necessary consents. To the rear of the courtyard is a further useful outbuilding, currently utilised as a utility area.

An amazing opportunity to acquire a charming and highly individual home, surrounded by private estates on all sides and positioned within an exceptionally desirable setting.





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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Bayfield

A PEACEFUL HAMLET IN THE NORTH NORFOLK COUNTRYSIDE

Located in the countryside, Bayfield is a small rural hamlet that offers a peaceful lifestyle surrounded by some of the county's most beautiful landscapes. Tucked away between Holt and the coast, it enjoys a wonderfully secluded feel while remaining within easy reach of local amenities and attractions.

Life in Bayfield is defined by its connection to nature. The surrounding countryside provides endless opportunities for walking, cycling and exploring, with quiet country lanes, woodland trails and open farmland creating a picturesque setting throughout the seasons. Nearby Bayfield Hall Estate adds to the area's character, with its historic parkland and mature woodland helping to shape the landscape.

Despite its tranquil setting, Bayfield benefits from close proximity to the thriving Georgian market town of Holt. Just a short drive away, Holt offers an excellent range of independent boutiques, cafés, restaurants and everyday essentials. The town hosts a variety of popular events throughout the year, including the Holt Festival and the much-loved 1940s Weekend, creating a vibrant community atmosphere.

For those drawn to the coast, some of North Norfolk's most celebrated beaches and nature reserves are within easy reach. The nearby coastline offers spectacular scenery, from sweeping sandy beaches to saltmarshes rich in wildlife, making it a haven for walkers, birdwatchers and outdoor enthusiasts alike.



Note from Sowerbys



“The perfect setting for a slower pace of rural living.”



SERVICES CONNECTED

Mains electricity. Oil fired central heating. Drainage via septic tank. Private water supply via a borehole, served by a modern Swedish pump that automatically replenishes the attic storage tank as required. The water is filtered through a new Shakesby water treatment system.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 0140-3063-4206-1046-0200.

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: ///unfair.district.sprinting

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SOWERBYS

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