



INTRODUCING

# Orchard House

*Titchwell, Norfolk*

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# Orchard House

Main Road, Titchwell, Norfolk,  
PE31 8BB

Stunning Cottage Conversion

Principal Bedroom Suite with Dressing Room and En Suite

30 ft. South Facing Reception Room

Double Height Glass Atrium

High Specification

Beautiful Garden with Outdoor Kitchen

Coastal and Countryside Views

Double Garage

Off Street Parking

Planning Permission for Double Garage and Cart Shed

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“Orchard House is one of the most stunning creations along the north Norfolk coast.”

Perfectly combining period charm and history with contemporary style as well as seamlessly mixing traditional and modern materials, Orchard House is one of the most stunning creations along the north Norfolk coast. As you turn off the coastal road, you'll be greeted by a private gravelled parking area leading to a garage and an inviting gate. Immediately to your front is the breathtaking central feature of this house, the double height glass entrance hall and atrium. Where better to enter this property but through the very feature that perfectly links the old with the new.

Venture to the left and you'll step into the Victorian half of this house, albeit you would not think it, for this kitchen/breakfast room is as contemporary as you can get. Modern yet subtle kitchen units complement the soft limed parquet flooring; while a cosy seating area around the log burner and its central island affords you a view straight through the full depth of the house to the gardens and fields beyond.

The kitchen has a practical walk-in pantry and there is also a boot room with its own door to outside, ideal for use after a sandy walk on the beach.





Also in this side of the house, a downstairs bedroom suite is tucked away from the other rooms and is ideal for the older generation, it has its own French doors out to a private little patio. Walk through the glass atrium and the newly built southern wing of the property unveils a spacious, full-width living and entertaining room that spans the entire ground floor. Defined into three areas with the seating area at the centre, the focus being on the double-sided fireplace. Then, to one side is a generous dining area, while on the other side of the two way fireplace is a TV and family area, perfect for cosy winter nights in watching a family film together.

A grand staircase, which is a feature in its own right, leads to the upper gangway in the glass atrium which links both sides on the first floor. Back in the original part of the property there are two large double bedrooms, both with views over the nature reserve and sea beyond and sharing a large family bathroom.

Step across the atrium and into the new part of this home to the principal bedroom suite. With a central en-suite and elegant standalone ceramic bath, the space is neatly divided between a large bedroom on one side and an equally generous dressing room on the other, both with delightful balconies with wonderful views south over the open farmland.



Double width French doors from the reception room lead out to the south facing garden, and immediately to the rear is a very special sunken patio area that comes complete with its own outdoor kitchen, perfect for al fresco entertaining. The remainder of the garden is 'L' shaped and laid to lawn and is south and west facing, overlooking the wonderful Norfolk countryside beyond.

In addition, there is planning for a separate double garage and cart bay to be located within the boundary of the garden should you require it.





## *A Bespoke Quality*

Forest Commercial Services is a name that is now synonymous with quality of finish and the ability to create a contemporary new build property whilst respecting the importance of maintaining a traditional aesthetic. Indeed, their recent additions to the street scene of this village have been lauded by locals and visitors alike as having very much improved the overall image of the village. With Orchard Cottage they have continued in their tradition, turning what was once a neglected cottage into this incredible and substantial new home and, if they were not so modest, this home would have definitely been a fitting subject for an episode of Grand Designs!







CGI illustration for representative purposes of the approved garage and cart bay scheme, with removal of current garage. Final construction details, landscaping and finishes may vary.



“Orchard House enjoys views over one of north Norfolk’s most revered nature reserves.”



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

# Titchwell

IN NORFOLK  
IS THE PLACE TO CALL HOME



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. Covering 515 acres, you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier 'sky dancing'.

There are two hotels in Titchwell, Titchwell Manor and Briarfields, both with good restaurants, and the extremely popular Thornham restaurant, The Orange Tree is around two miles away.

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.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, which is located just over five miles away.

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.



"Alfresco Cooking"



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

## ENERGY EFFICIENCY RATING

EPC Rating C. Ref: 9162-3931-3200-9797-1204

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: ///slyly.forge.huddle

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# SOWERBYS

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