

THE STORY OF

The Cottage

Tivetshall St Mary, Norfolk

SOWERBYS

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The Street, Tivetshall St Mary, Norfolk
NR15 2BT

Charming 1851 Detached Period Cottage

Idyllic Rural Setting With Far-Reaching Field Views

Beautifully Maintained and Thoughtfully Upgraded

Stunning Open-Plan Kitchen/ Dining Room with Log Burner

Light-Filled Sitting Room with French Doors and Log Burner

Three Generous Double Bedrooms

Family Bathroom and Modern First-Floor Shower Room

Mature, Private Gardens with Charming Summer House

Detached Garage and Self-Contained Home Office

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Dating back to 1851, this delightful detached cottage is a wonderful example of period charm meeting modern-day living, occupying an idyllic position in the heart of the South Norfolk countryside, with far-reaching views across open fields.

Lovingly maintained and thoughtfully improved by the current owners, the property retains a wealth of character, including exposed timbers and ceiling beams, whilst offering beautifully presented accommodation throughout.
The welcoming entrance hall leads to a particularly impressive open-plan kitchen and dining room, where a contemporary kitchen, fitted just 18 months ago, sits comfortably alongside exposed beams and a charming log burner. This is a wonderfully sociable space, ideal for everyday family life and entertaining. Across the hall, the light-filled sitting room is equally appealing, with floor-to-ceiling windows, french doors opening onto the garden and a further log burner creating a cosy focal point. A generous family bathroom completes the ground floor.

Upstairs, three well-proportioned double bedrooms are arranged around a central landing, with the principal bedroom benefiting from useful eaves storage. A modern shower room serves the first floor, providing practical and comfortable accommodation.







There are wonderful views looking over the fields to Pulham Market, and the back garden is incredibly private...







Outside, the mature gardens have been lovingly landscaped and wrap around the cottage, offering a wonderful sense of privacy and seclusion. The rear garden backs directly onto open fields, where uninterrupted rural views and the changing seasons create an idyllic backdrop. A charming summer house provides a delightful spot to sit and enjoy the surroundings, whilst a substantial detached outbuilding incorporates a garage and a self-contained home office with independent access, ideal for those working from home or seeking additional flexible space.

A characterful country home in a truly special setting, offering an appealing balance of tranquillity, charm and modern convenience.









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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Tivetshall St Mary

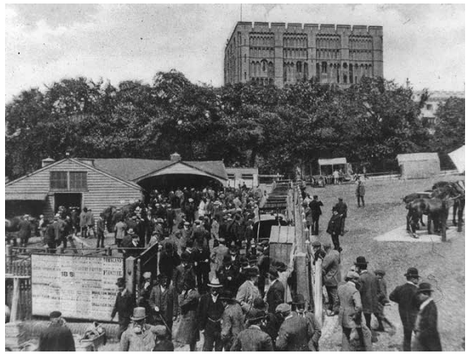
HISTORIC CHARM AND RURAL TRANQUILLITY

Set amidst the picturesque south Norfolk countryside, Tivetshall St Mary is a charming village offering a peaceful rural setting, with traditional cottages, historic churches and a strong sense of local heritage.

The village has a welcoming community, with a Post Office, a local primary school, village hall and play park. Its two historic churches add to the village's character, while a range of local activities and community events offer opportunities to become part of village life.

The village is ideally placed for enjoying the amenities of both Diss and Norwich. The historic market town of Diss is a short distance away, offering a good range of shops, local businesses and cultural attractions, centred around its traditional market square. The city of Norwich is also within easy reach, providing an extensive choice of shops, restaurants and cultural venues, alongside its impressive medieval architecture.

Surrounded by rolling fields, scenic countryside and pockets of woodland, Tivetshall St Mary offers an appealing balance of rural tranquillity, community spirit and everyday convenience, with the attractions and amenities of town and city life close at hand.









Note from the Vendor



The kitchen/dining room is in the oldest part of the cottage.

"Once the local butchers and then a cobblers, the oldest part of the cottage dates from 1851..."

SERVICES CONNECTED

Mains electricity, water and drainage. 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: /// wakes.unusually.overdrive

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