



THE STORY OF  
**Dower House Cottage**

*Heydon, Norfolk*

**SOWERBYS**



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# Dower House Cottage

Heydon, Norfolk  
NR11 6AD

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Beautifully Restored Three/Four Bedroom Cottage

Set within the Exclusive Heydon Estate

Thoughtfully Arranged 1,127 Sq. Ft. of  
Light-Filled, Elegant Living Space

Cosy Sitting Room with Open Fireplace

Bright Cottage-Style Kitchen/Dining Area

Flexible Ground-Floor Layout

Principal Bedroom with En-Suite, Garden  
Views, and Generous Built-In Wardrobes

Enchanting Walled gardens with Sun Terrace,  
Lawn, Box Hedging, and Flower Borders

Garage/Workshop with Power, Water,  
and Off-Road Parking via Side Lane

Located in One of Norfolk's Most Picturesque  
and Preserved Conservation Villages

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**SOWERBYS HOLT OFFICE**  
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Set on the edge of the historic Heydon Estate and overlooking the timeless village green, Dower House Cottage is a beautifully proportioned three/four-bedroom home in one of Norfolk's most picturesque villages.

Lovingly restored, it offers a rare blend of peaceful seclusion, heritage, and elegant interiors - ideal for those seeking a country lifestyle without compromise.

Behind its traditional red-brick façade, softened by climbing greenery, the cottage offers 1,127 sq. ft of thoughtfully arranged, light-filled living space.

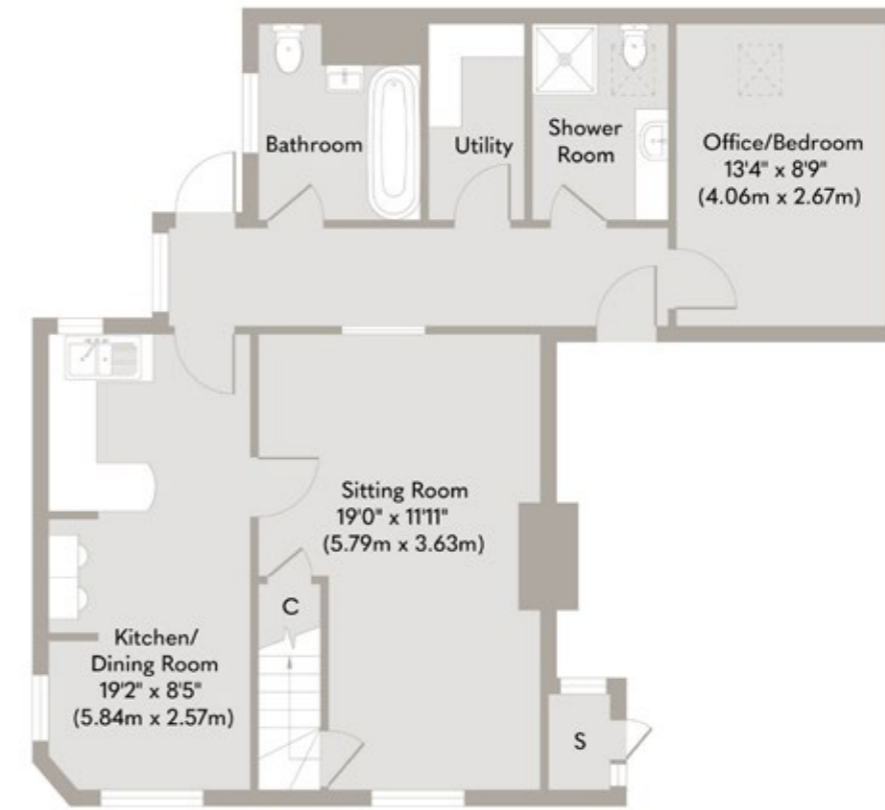
A welcoming sitting room with an open fireplace forms the heart of the home, flowing into a cottage kitchen/dining area with generous workspace and natural light. The layout also includes a utility room, bathroom, separate shower room, and a flexible office/bedroom ideal for guests or multi-generational living.

Upstairs, three charming bedrooms offer a restful retreat. The principal bedroom boasts an en-suite with a bathtub, while generous fitted wardrobes and soft garden views complete the picture of relaxation.

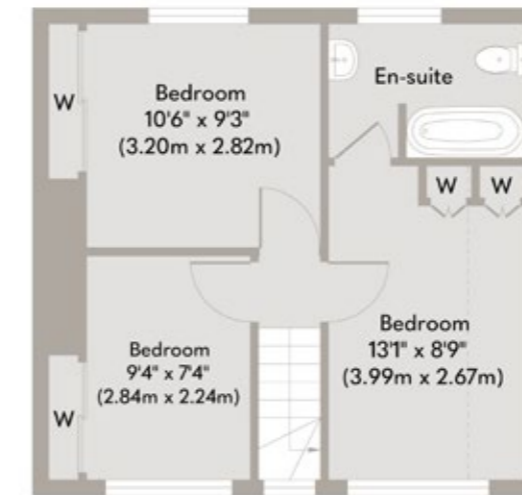
Dower House Cottage sits in charming, established gardens that enhance its idyllic setting and offer a peaceful space to relax or entertain. A walled courtyard at the front/side creates a welcoming entrance, while the rear garden is a true highlight with box-edged paths, mature planting, and period walls offering privacy, shelter, and quiet grandeur. A lawned area sits beyond, fully enclosed, with a paved sun terrace tucked into a shady corner - perfect for outdoor dining or quiet moments.

Connected to the garden via a personal door is a garage/workshop fitted with power, lighting and water supply. The garage is accessed via side lane from the village road.

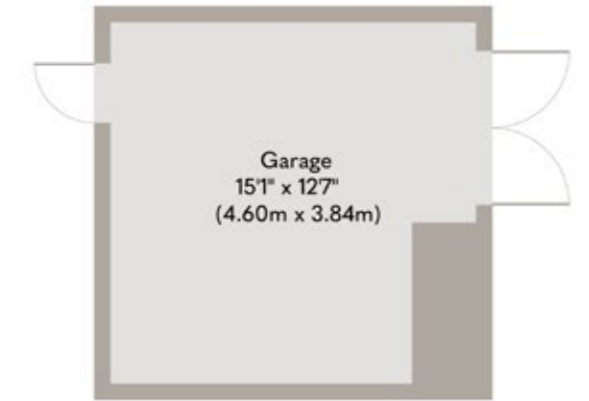




Ground Floor  
Approximate Floor Area  
750 sq. ft  
(69.67 sq. m)



First Floor  
Approximate Floor Area  
377 sq. ft  
(35.02 sq. m)



Garage  
Approximate Floor Area  
230 sq. ft  
(21.36 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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# Heydon

TIMELESS CHARM IN A TUCKED-AWAY NORFOLK GEM

Tucked away in the picturesque Norfolk countryside, Heydon is one of the county's most charming and unspoilt villages. Privately owned and beautifully preserved, Heydon is a conservation village known for its timeless appeal, flint cottages, and a tranquil village green - often the setting for local events and village life.

Despite its peaceful, rural setting, Heydon offers a surprising sense of community and convenience. The village is home to a traditional tea room, a boutique bakery, an independent pub (The Earle Arms), and a selection of local artisan shops and workshops housed in converted outbuildings around the village green. The nearby Heydon Park Estate also adds a sense of heritage and grandeur to the area.

Surrounded by open countryside and woodland, the village is a haven for walkers, cyclists, and nature lovers, offering easy access to a network of quiet lanes and trails.

Just five miles from Heydon, the charming market town of Reepham offers a range of everyday amenities including a high school, doctor's surgery, supermarket, cafes, and a weekly market - making it a convenient nearby hub for village residents. Heydon is additionally well-placed for access to nearby market towns, including Aylsham (6 miles) with shops, cafes, and schools. Holt and North Walsham offer further amenities, while Norwich (16 miles) provides rail links, cultural attractions, and a wide retail and dining scene.

Heydon offers a rare blend of rural beauty, heritage charm, and community spirit, making it a truly special place to call home.



## Note from the Vendor



“We have loved so many things about living here: the beauty of the location, village community, living right on the green and so much more.”

### SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

F. Ref: 4835-3923-5500-0432-2226

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: ///dissolves.pound.engaging

### AGENT'S NOTE

The property shares a septic tank with the neighbouring property, owned by the Heydon Estate. According to the title deeds, it benefits from full rights of passage and drainage of water and soil through connecting pipes into the septic tank on the adjoining land. This includes the right to access the neighbouring property when needed for maintenance, repair, renewal, or replacement of the pipes, septic tank, or associated drainage equipment.

Further details are available on request, and we recommend your solicitor reviews and confirms this arrangement as part of the conveyancing process.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# 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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