



THE STORY OF

Wendy Cottage

Sustead, Norfolk

SOWERBYS



THE STORY OF

Wendy Cottage

Sustead, Norwich, Norfolk
NR11 8RU

Over 1,600 Sq. Ft. Of Beautifully
Presented Accommodation

Sympathetically Renovated and
Remodelled by the Current Owners

Superb Open Plan Kitchen, Living and
Dining Space Ideal for Modern Family Life

Stylish Shaker Kitchen with Range Cooker,
Wooden Worktops and Belfast Sink

Character Features Including Exposed Brickwork,
Timber Beams and Wood Burning Stove

Flexible Five-Bedroom Layout with
Versatile Reception Space

Ground Floor Utility and Contemporary
Shower Room Combination

Four First Floor Bedrooms and
Elegant Family Bathroom

South Facing Enclosed Garden with Countryside
Views, Lawns and Brick & Flint Walls

Ample Off-Street Parking, Courtyard Style
Rear Garden and Delightful Village Location

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Boasting over 1,600 sq. ft. of beautifully presented accommodation, this delightful and deceptively spacious village home has been sympathetically renovated and remodelled by the current owners to create a stylish and highly versatile family residence combining character features with contemporary finishes throughout.

The heart of the home is the impressive open plan kitchen, living and dining space, designed perfectly for modern family life and entertaining. The superb kitchen area is fitted with a range of shaker style units complemented by wooden work surfaces, a range cooker and feature Belfast sink, flowing effortlessly into the generous dining and sitting areas. Exposed brickwork, timber beams, skylights and a wood burning stove create a warm and inviting atmosphere with an abundance of natural light throughout.

The accommodation offers excellent flexibility with a separate sitting room/bedroom five to the ground floor alongside a useful utility area and stylish downstairs shower room combination, ideal for guests or multi-generational living.

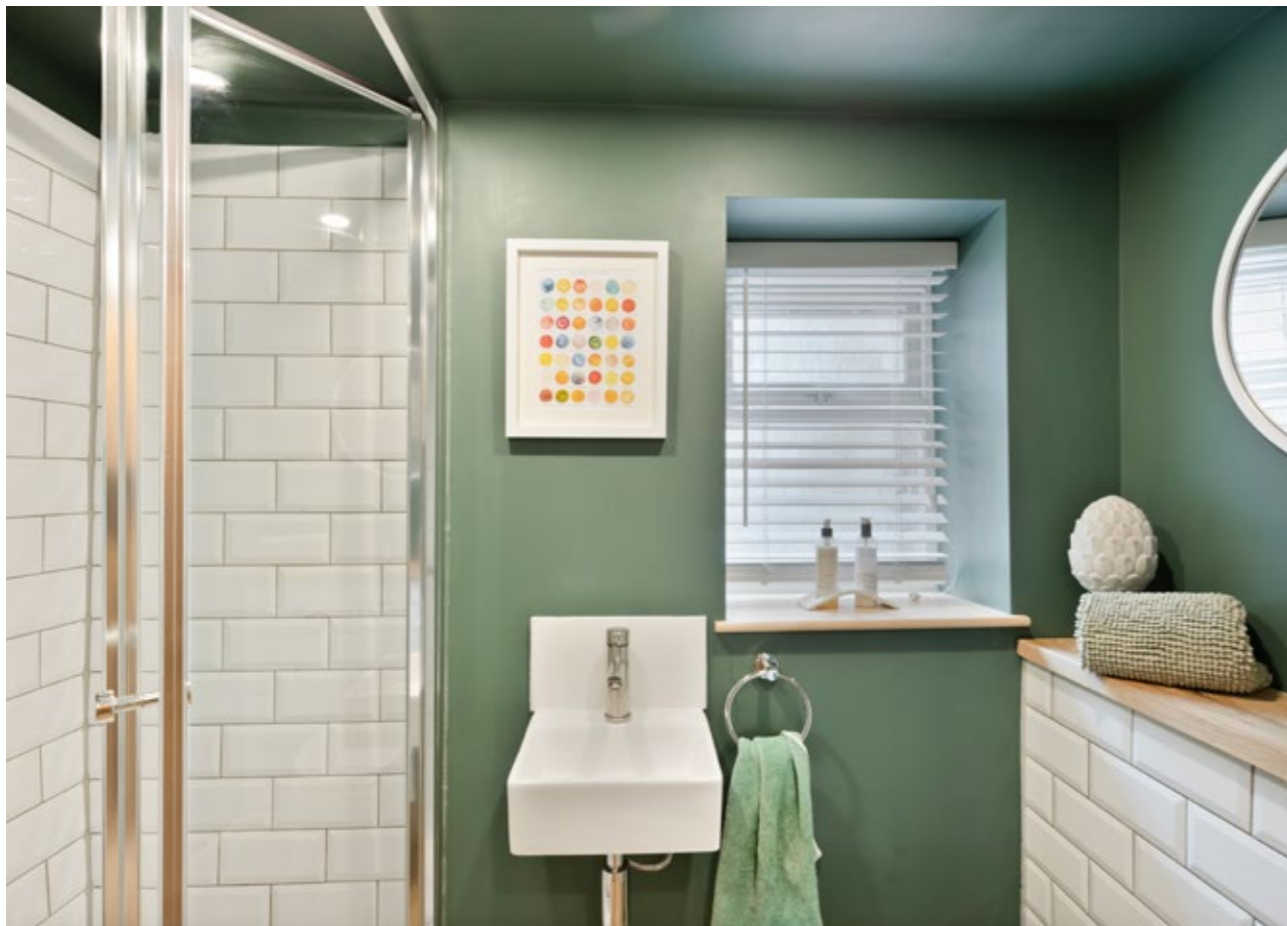
To the first floor are four, individual bedrooms together with a beautifully appointed family bathroom.

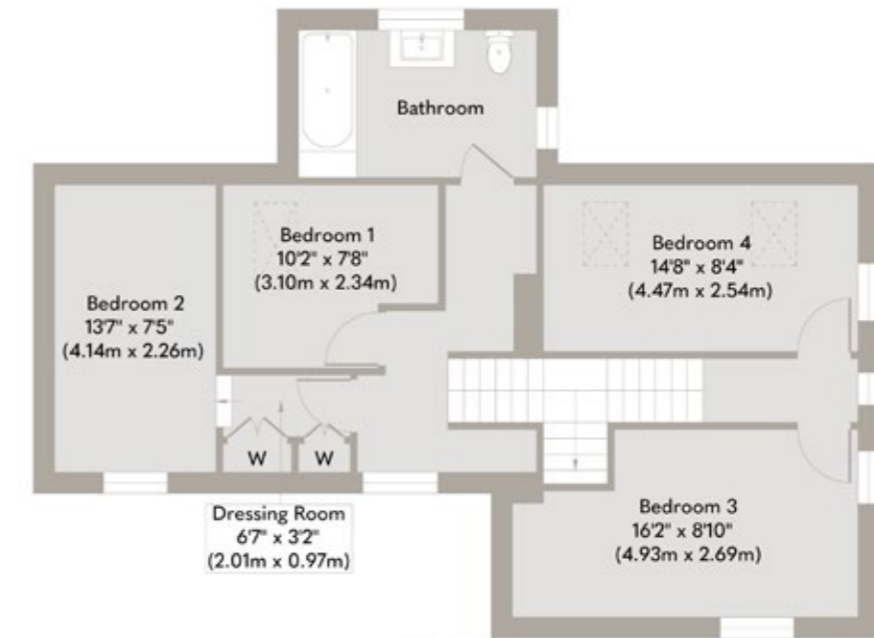
Outside, the property enjoys a delightful south facing enclosed front garden with countryside views beyond. The gardens are mainly laid to lawn and attractively flanked by traditional brick and flint walls, creating a charming and private setting. There is ample off-street parking together with a courtyard style rear garden and useful wood store.

Situated within a delightful village location, the property offers the perfect balance of countryside living whilst remaining conveniently close to the popular coastal towns of Sheringham and Cromer, with their excellent range of shops, schools, restaurants and beaches.

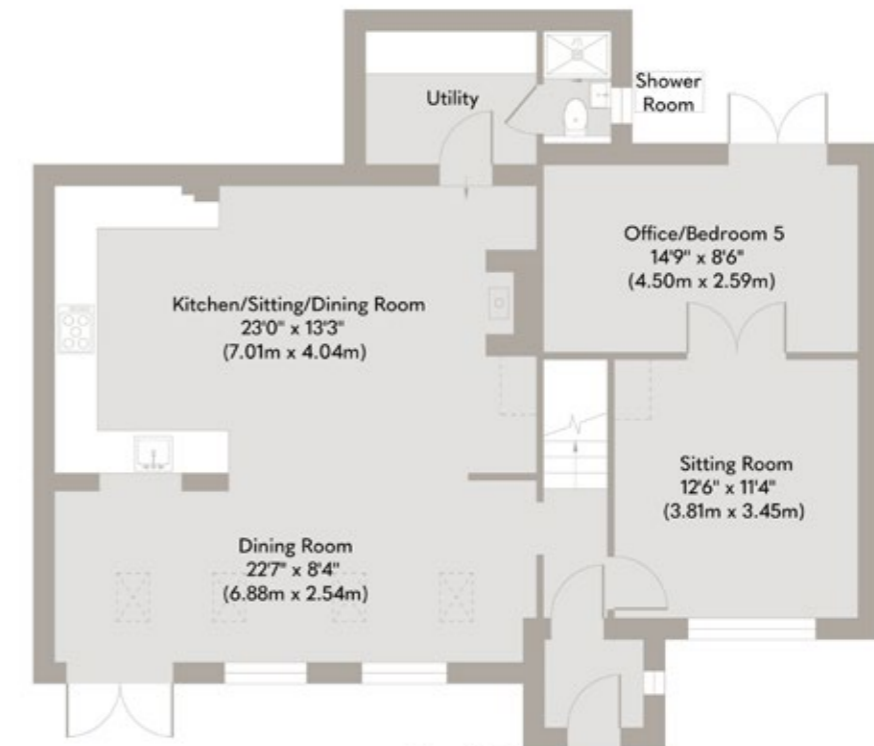


A beautifully renovated
village home where
character charm meets
contemporary family
living.





First Floor
 Approximate Floor Area
 703 sq. ft
 (65.31 sq. m)



Ground Floor
 Approximate Floor Area
 936 sq. ft
 (86.95 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Sustead

QUIET LANES AND COUNTRYSIDE BLISS



Sustead is a charming and peaceful village tucked away in the beautiful North Norfolk countryside, England. Rich in rural character, this small settlement exudes a timeless appeal with its flint stone cottages, quiet lanes, and surrounding farmland that changes gracefully with the seasons.

The village is steeped in history, centred around the ancient Church of St Peter and St Paul, a Grade I listed building with origins dating back to the medieval period. With its tranquil atmosphere and strong sense of community, Sustead offers a true taste of traditional village life.

Encircled by woodland and open fields, it provides an ideal setting for walkers, cyclists, and nature lovers. Its close proximity to the picturesque coast and charming nearby towns such as Cromer and Aylsham makes Sustead a hidden gem for those seeking both countryside calm and coastal adventure.

Note from Sowerbys



“Perfectly positioned between countryside calm and the vibrant coastal towns of Sheringham and Cromer.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.
Drainage via shared treatment plant.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9091-2471-3000-2499-6321.

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: ///limes.immune.harmony

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

