



S

THE STORY OF

Grove Cottage

Swanton Abbott, Norfolk

SOWERBYS



THE STORY OF

Grove Cottage

Swanton Abbott, Norfolk
NR10 5DL

Idyllic Detached Former Coach House
with Rich Period Character

Three/Four Bedrooms Including
Principal Suite with En-Suite

Elegant Reception Spaces Blending Open
Plan Living with Classic Charm

Light Filled Sitting Room with
French Doors to the Garden

Dedicated Study Offering a Peaceful
Spot for Work or Reading

Beautifully Appointed Kitchen
with Adjoining Dining Room

Generous Plot with Mature Trees and
Far-Reaching Countryside Views

Sweeping Tree Lined Driveway

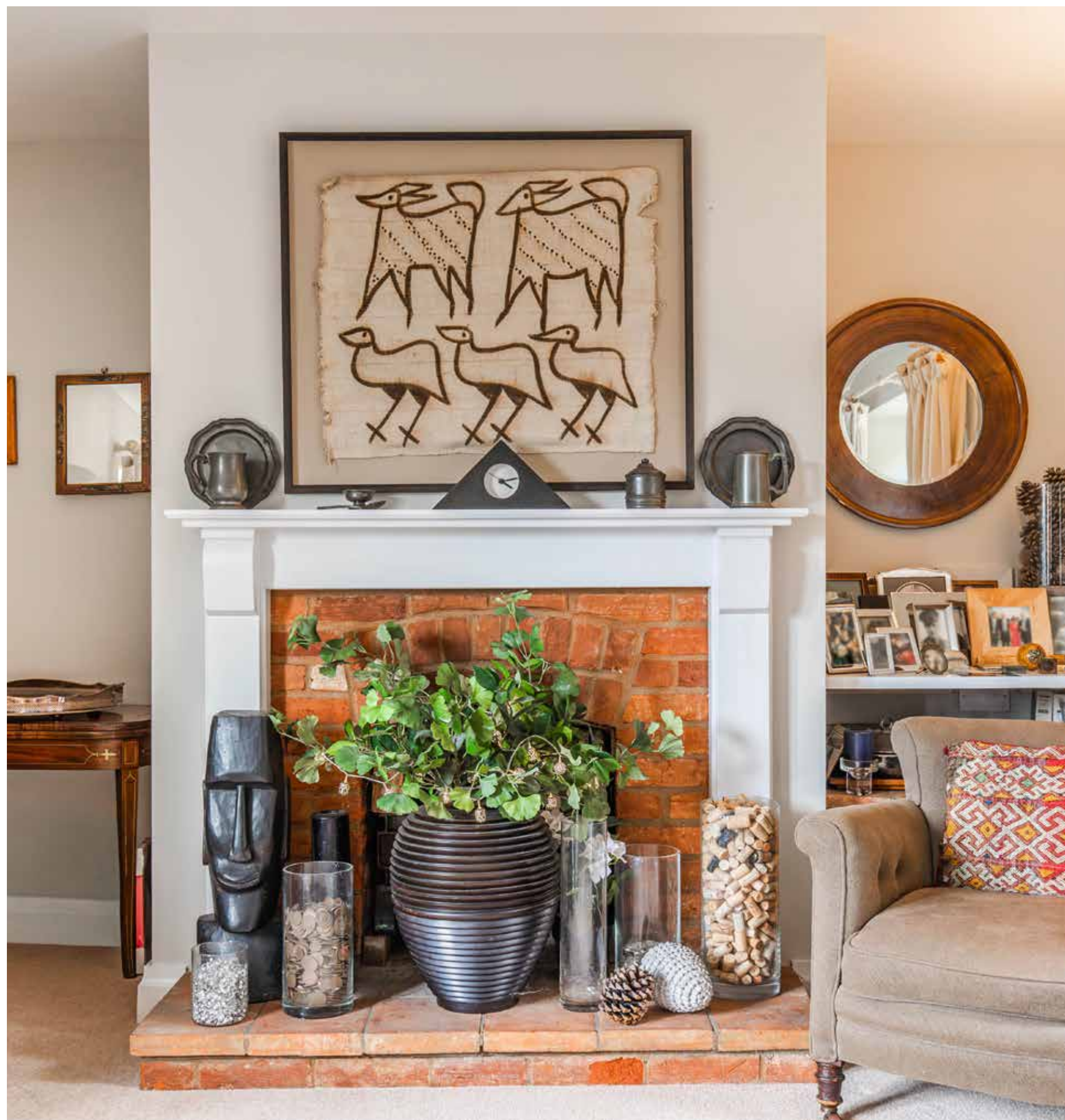
Expansive Wrap Around Gardens

A Tranquil Village Setting with
Excellent Connections

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



Standing proudly at the end of a sweeping, tree lined driveway, this enchanting former coach house offers a rare blend of period charm and modern comfort. Set within a generous wrap around plot, the home enjoys an unmistakable sense of arrival, with mature trees and open lawns creating a wonderfully private and timeless setting.

Inside, the accommodation has been thoughtfully restored under the current ownership, retaining the character of the original building while providing a practical and inviting layout. The sitting room is a beautifully light space, enhanced by French doors that open directly to the gardens and frame the tranquil outlook. A separate study offers a peaceful corner for home working or reading, while the dining room flows naturally into the bright, well appointed kitchen, ideal for everyday living. Completing the ground floor is a useful boot room and a convenient cloakroom.

Upstairs, the principal bedroom provides a calm retreat, complete with en-suite and built in wardrobe. Two further double bedrooms are served by a stylish shower room, offering excellent flexibility for family or visiting guests.

The gardens are a particular feature, wrapping around the property to provide distinct areas for relaxation, play and entertaining. Far reaching countryside views extend beyond the boundaries, giving an enduring connection to the surrounding landscape.

This is a home that captures the very essence of Norfolk village living. Full of warmth, character and space, it provides the perfect balance of rural tranquillity with excellent access to both Norwich and the North Norfolk coast.





Living here drew us
closer to the countryside,
enriching our daily life
with nature right on the
doorstep.





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 2025 | www.houseviz.com

Norwich

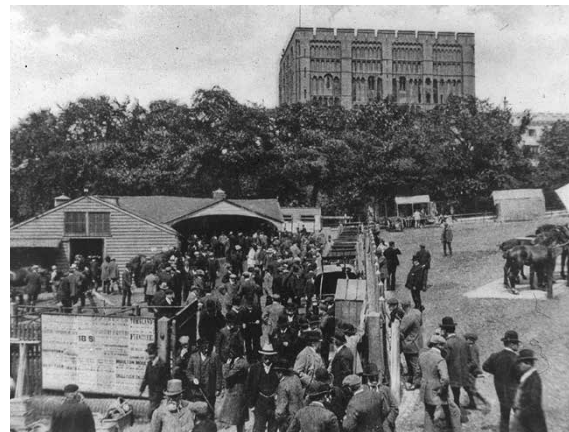
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



“Part of the home once served as the cart shed for Skeyton Hall, distinguished by its beautiful flat block knapped flint elevation.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 9320-2230-9590-2495-6665

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: ///steadier.paddock.begun

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.



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

