



INTRODUCING

Windrush

Lower Southrepps, Norfolk

SOWERBYS



THE STORY OF

Windrush

Lower Southrepps, Norfolk
NR11 8UW

Victorian Semi-Detached Cottage

Desirable Location in the Village
of Lower Southrepps

Three Generous Double Bedrooms
and an Updated Bathroom

Reception Rooms with Period
Fireplaces and Tall Windows

Opportunity to Enhance Further, with plans
prepared for a Open-Plan Kitchen/Dining Space

Useful Utility Room and
Excellent Practical Storage

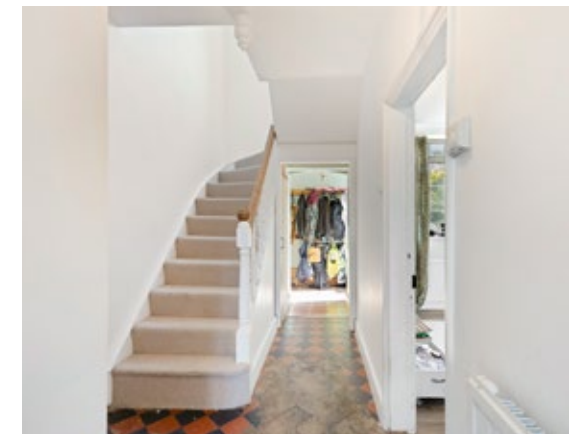
Generous Gardens Extending to Approximately
0.3 Acres (STMS) and Open Field Views

Two Outbuildings Ideal as a Home
Office, Studio or Workshop (STPP)

Within Walking Distance of Gunton Railway
Station and the Renowned Suffield Arms

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Lovingly cared for by the current owners, the property has been thoughtfully improved to create a wonderfully light and spacious family home, while still offering exciting scope for a new owner to further enhance and modernise. Plans have already been prepared to reconfigure the existing kitchen and dining areas into a stunning open-plan contemporary living space, providing an excellent opportunity for the next custodian to add their own vision.

The accommodation retains an abundance of period charm, with elegant formal reception rooms to the front featuring attractive original fireplaces, tall sash-style windows and excellent ceiling heights, creating warm and inviting living spaces. A practical utility room adds further convenience to the ground floor.

Upstairs, there are three well-proportioned double bedrooms, all filled with natural light, together with a beautifully updated family bathroom.

Outside, the gardens are a real surprise, extending to around 0.3 acres (STMS) and enjoying glorious views across open fields. The generous outdoor space offers plenty of room for entertaining, gardening or family life, while a pair of useful outbuildings provide excellent potential as home offices, studios or creative workspaces, subject to any necessary consents.

Perfectly positioned within walking distance of Gunton railway station and the popular Suffield Arms, Windrush combines peaceful rural living with excellent local amenities and transport links, making it an exceptional opportunity in one of North Norfolk's most desirable village settings.



The view from the top of the garden, across the fields towards Southrepps Church, is wonderful, as is the view from the bathroom window over the garden and its magnificent silver birch tree.





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.

Lower Southrepps

EXCELLENT ACCESS TO THE
COASTLINE

Lower Southrepps offers an appealing rural setting, surrounded by glorious open countryside yet within easy reach of the north Norfolk coast and the city of Norwich. With a peaceful, tucked-away feel and countryside walks from the doorstep, it is an ideal location for those seeking village life without feeling disconnected.

The wider village of Southrepps has a strong sense of community and offers a useful range of local amenities. These include a primary school and nursery, a church, a family-run grocery store and a railway station providing services between Sheringham, Cromer and Norwich.

Southrepps Village Hall hosts regular quiz nights, performances and community events, while the adjoining playing field is home to Southrepps F.C. There is also a well-equipped children's playground for younger residents to enjoy.

For good food and drink, the Vernon Arms is a much-loved village pub with a warm, relaxed atmosphere. It serves quality cask ales alongside a menu inspired by locally sourced, seasonal produce, making it a popular meeting place for residents and visitors alike.

The north Norfolk coast lies just a few miles away, offering sweeping beaches, nature reserves and beautiful coastal scenery. Trimingham, Overstrand and Mundesley are all within a short drive, while the surrounding countryside provides plenty of opportunities for walking and cycling.

Norwich is just over 20 miles away and combines a rich architectural heritage with excellent shopping, dining and cultural attractions. Chantry Place provides a wide selection of well-known retailers, while the historic Norwich Lanes are home to an eclectic collection of independent shops, cafés and businesses.



Note from the Vendor



“Moving here gave us more space, lovely walks from our doorstep and the freedom to cycle to the coast. The property feels rural yet connected.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0300-2940-0070-2729-3451

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: ///rekindle.suitably.varieties

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SOWERBYS

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