



THE STORY OF

Marshland

Salthouse, Norfolk

SOWERBYS



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Marshland

Coast Road, Salthouse, Holt, Norfolk
NR25 7XG

Impressive Detached Coastal Residence

Meticulously Renovated and
Beautifully Presented Throughout

Elevated Position with Stunning
Views Across Salthouse Marshes

Exceptional Open-Plan Kitchen,
Dining and Reception Space

Stylish Two-Tone Fitted Kitchen with
French Doors to The Garden

Five Bedrooms Arranged Over Two Floors

Principal Suite with Dressing Room
and En-Suite Bathroom

First-Floor Reception Room with Log-
Burning Stove and Panoramic Marsh Views

Useful Utility and Boot Room

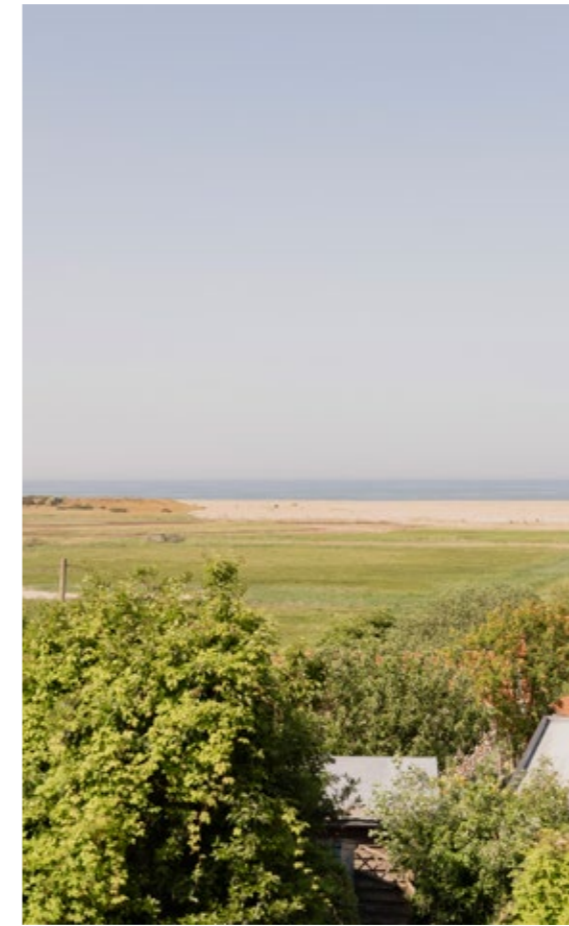
Offered with No Onward Chain

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Marshland has been significantly improved and extended by the current owners to create a well-balanced coastal home with flexible accommodation arranged over two floors.

The principal living space is an open-plan kitchen, dining and reception room, featuring two-tone fitted cabinetry and direct access to the gardens via French doors. A separate utility and boot room provide additional practical space.

In total the property offers five bedrooms including a principal bedroom suite with a dressing room and en-suite bathroom. A notable feature of the house is the first floor sitting room which benefits from a vaulted ceiling with exposed roof timbers and panoramic views of the sea. The log-burning stove serves as a focal point, while large windows maximise natural light and take advantage of the property's elevated outlook.

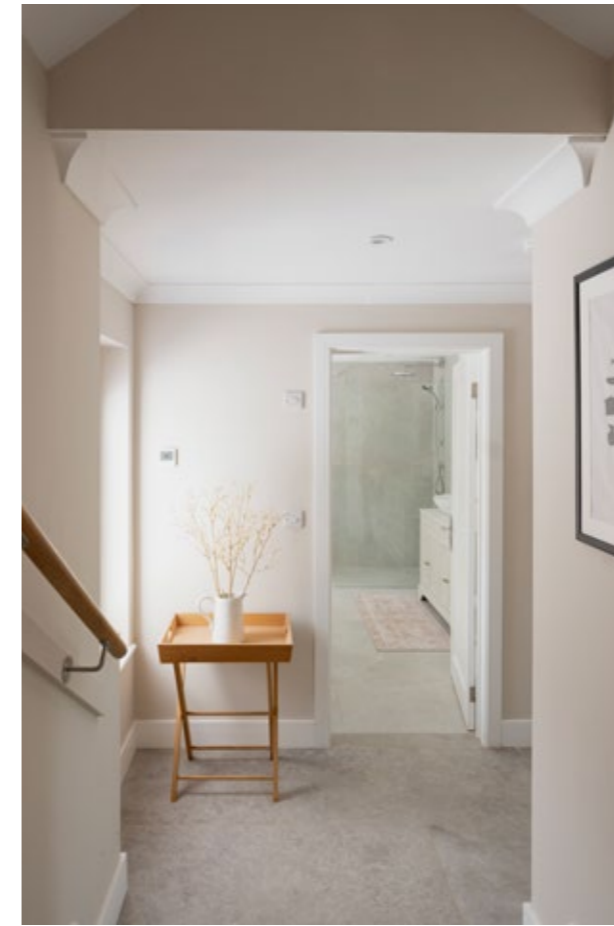
The layout has been designed to provide a range of living and entertaining spaces, with the majority of rooms having sea views. Salthouse beach is approximately a five-minute walk away. The coastline is shaped by tides, weather conditions and seasonal variations resulting in a landscape that changes throughout the year. The marshes support a stunning variety of bird life

Offered with no onward chain, Marshland provides an opportunity to acquire a coastal home in the sought-after village of Salthouse on the North Norfolk coast.



Elegant double-height living and kitchen space with an abundant natural light and volume.

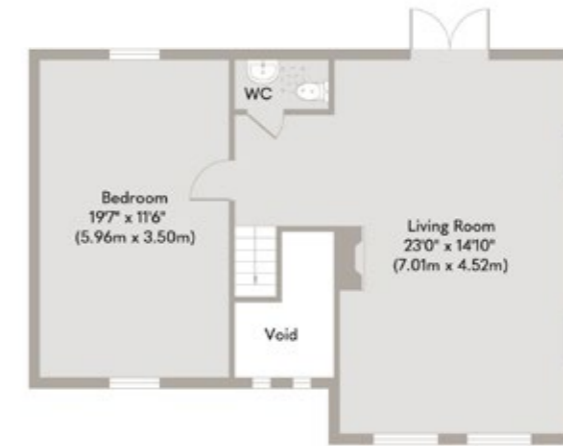




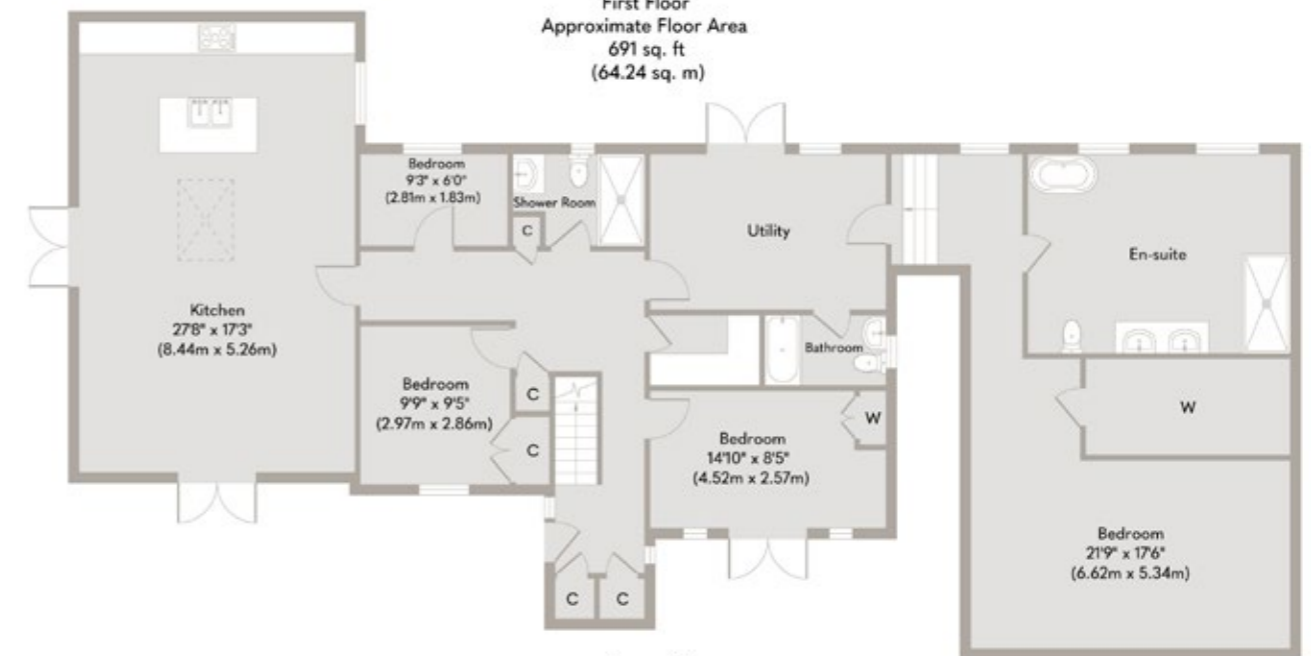


Beautiful views over
the marsh and the sea
beyond.





First Floor
Approximate Floor Area
691 sq. ft
(64.24 sq. m)



Ground Floor
Approximate Floor Area
1883 sq. ft
(174.89 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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Salthouse

A SLOWER PACE SURROUNDED BY SEA, MARSH, AND SKY.

Salthouse is one of North Norfolk's most distinctive coastal villages, renowned for its unspoilt landscape, strong community spirit and exceptional position between the marshes and the sea. Surrounded by some of the county's most celebrated scenery, the village offers a peaceful way of life defined by wide skies, abundant wildlife and a deep connection to the natural environment.

The village sits within a remarkable stretch of coastline, where salt marshes, shingle beaches and open countryside combine to create a landscape of national significance. The nearby Salthouse and Cley Marshes are particularly well known among birdwatchers and nature enthusiasts, attracting visitors throughout the year to observe migrating birds, wildfowl and other coastal wildlife. The Norfolk Coast Path passes close by, providing miles of walking routes with spectacular views across the coastline and surrounding countryside.

Despite its tranquil setting, Salthouse benefits from a number of highly regarded local amenities. The village is home to The Dun Cow, a popular traditional pub, and the acclaimed Salthouse Store, widely regarded as one of Norfolk's finest village shops. Combining a delicatessen, café, grocery store and community hub, it has become a destination in its own right, serving both residents and visitors alike.

The Georgian town of Holt is just a short drive away, offering an excellent selection of independent shops, cafés, restaurants and everyday services, while Cromer, Blakeney and Wells-next-the-Sea are all easily accessible.

Property in Salthouse ranges from characterful flint cottages and period homes to contemporary coastal residences designed to embrace the surrounding views. Whether as a permanent home, weekend retreat or holiday escape, Salthouse offers a rare opportunity to enjoy one of the most picturesque and sought-after locations on the North Norfolk coast.



SERVICES CONNECTED

Mains electricity, water and drainage. Oil and electric central heating. Open wood burner in the reception room.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:0380-2631-0660-2306-2335

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: ///upsetting.poodle.decorate

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

