



THE STORY OF

Acorn Cottage

Tattersett, Norfolk

SOWERBYS



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2 The Street, Tattersett
Norfolk, PE31 8RT

Beautifully Presented Grade II Listed Cottage

Open Plan Kitchen Dining Room

Cosy Reception Room with Original Beams

Inglenook Fireplace with Log Burner

Two Double Bedrooms

En-Suite and Family Bathroom

Courtyard and Landscaped Garden

Field Views

Off Street Parking

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Set within the peaceful and often overlooked North Norfolk village of Tattersett, Acorn Cottage is the very definition of an idyllic country retreat.

Beautifully restored with great care and sensitivity, this enchanting Grade II Listed cottage effortlessly combines over three centuries of history with the comforts and style expected of modern living.

Dating back to 1713, the cottage began life as two estate cottages built to house local farm labourers. Today, it has been thoughtfully united into one beautifully proportioned home that retains its rich heritage while embracing contemporary design. From the moment you arrive, passing through the gated courtyard to the front door, there is an immediate sense that this is somewhere rather special, a home where every improvement has been made with both craftsmanship and character in mind.

The heart of the cottage is undoubtedly the superb open-plan kitchen, dining and living space. Cleverly extended to create a wonderfully sociable environment, the L-shaped room is flooded with natural light, not least from the striking floor-to-ceiling window that frames the courtyard beyond. Whether preparing supper for family, entertaining friends or simply enjoying a quiet morning coffee, this is a space that naturally draws everyone together. Practicality has been equally well considered, with both a utility room and wet room seamlessly incorporated into the extension.

Stepping through to the original west-facing sitting room is like stepping back through time. Magnificent exposed beams stretch overhead, while an impressive inglenook fireplace with its wood-burning stove creates the perfect setting for cosy evenings after long walks along the North Norfolk coast. Adding another fascinating glimpse into the property's past are the remnants of the original Norfolk Winder staircase, a charming reminder of the cottage's early eighteenth-century origins.





Upstairs, the character continues. The principal bedroom is a delightful dual-aspect retreat, beautifully styled with feature lighting and decorative finishes that create a calm and restful atmosphere.



A second generous double bedroom benefits from its own en-suite bathroom, making it ideal for visiting family or guests, while a further beautifully appointed bathroom, complete with its deep and distinctive bath, offers a luxurious place to unwind at the end of the day.

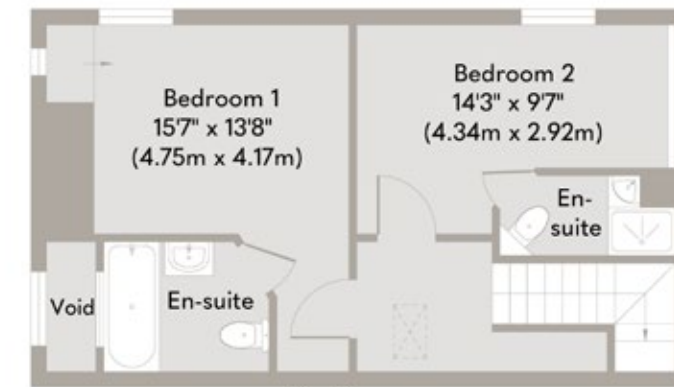




Outside, Acorn Cottage is every bit as appealing. The enclosed courtyard provides a wonderfully sheltered spot for a morning coffee, while a gate leads through to the beautifully landscaped rear garden. Here a winding pathway meanders between mature planting, established shrubs and colourful borders before arriving at a charming covered pergola, creating the perfect setting for long summer lunches, evening drinks or relaxed alfresco dining with friends.

Whether as a permanent home, an idyllic weekend escape or an investment in the North Norfolk lifestyle, Acorn Cottage offers a chance to become the next custodian of a piece of the county's history, lovingly restored for modern living and ready to be enjoyed for generations to come.





First Floor
Approximate Floor Area
372 sq. ft
(34.55 sq. m)



Ground Floor
Approximate Floor Area
889 sq. ft
(82.59 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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Tattersett

AN IDYLIC HAMLET WITH THE
COAST NEARBY

Just off the A148, the small hamlet of Tattersett enjoys an idyllic countryside setting, whilst having great transport links to Fakenham and King's Lynn. The best of town and country living. It's only a short drive from the north Norfolk coast and you can have your toes in the sea in about 20 minutes!

Within Tattersett, a retired Jaguar jet serves as a memorial to the village's wartime connections, and a small historic church, All Saints and St. Andrew, sits just outside the village. There's a village shop and pub nearby, in East Rudham, and Syderstone has a village hall and a primary school. Fakenham, with a much wider variety of shops and facilities, is about 6 miles away. Main line trains to London Kings Cross run from King's Lynn.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at locals' favourites, The Crown in East Rudham or the beautiful riverside Sculthorpe Mill, each within a few minutes' drive.

There's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from the Vendor



“A wonderfully sociable space flooded with natural light.”



SERVICES CONNECTED

Mains water and electricity. Wood pellet boiler and wood-burnings stove. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///factory.gilding.truck

AGENT'S NOTE

Acorn Cottage is currently run as a very successful holiday let. Our vendor, who lives in the adjoining cottage, runs the heating system for both properties, via a wood pellet boiler located in Oak Cottage. This arrangement would need to be altered if the next owner is not in ownership of both properties.

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

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