



THE STORY OF

The Cottage

Bawdeswell, Norfolk

SOWERBYS



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The Cottage

The Drift, Bawdeswell, Norfolk
NR20 4SG

Edge of Bylaugh Woods with
Countryside Walks on the Doorstep

Approximately 3,000 Sq. Ft. of Living Space

Five Reception Rooms Offering Flexible Living

Character Features Including Inglenook
Fireplaces and Exposed Timbers

Sociable Kitchen/Breakfast Room
with Range-Style Cooker

Four Bedrooms Arranged Across Two Floors

Generous Principal Suite with En-Suite Bathroom

Ideal for Multi-Generational
Living or Home Working

Private Driveway with Ample Off-
Road Parking and Garage

Wraparound Gardens sat in 0.5 Acres
(STMS) with Field Views

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Tucked away on the edge of Bylaugh Woods, with far-reaching views across open farmland, The Cottage offers a wonderful blend of character, space and versatility in a peaceful yet well-connected setting, just moments from the heart of Bawdeswell.

Extending to over 3,000 sq. ft., this is a home that effortlessly adapts to changing needs, whether that be multi-generational living, working from home, or simply enjoying the abundance of space on offer. The reception rooms are varied and inviting, each with their own personality. From cosy evenings beside the inglenook fireplace in the sitting room, to relaxed gatherings in the dual-aspect family room with its wood-burning stove and garden views, the house lends itself beautifully to both everyday living and entertaining. A number of additional rooms provide flexibility for a study, snug or hobby space, ideal for modern lifestyles.

The kitchen/breakfast room sits as a sociable hub of the home, thoughtfully fitted with solid wood work surfaces and a range-style cooker, with space to dine and gather. Nearby, the dining room offers a more formal setting, while the utility room and cloakroom add practicality.

Bedrooms are thoughtfully arranged across both floors, offering flexibility and privacy. The principal suite is particularly generous, complete with its own en suite bathroom, while the remaining bedrooms are well-served by a family bathroom and ground floor shower room. A useful dressing room or nursery adds further adaptability.



Flexible living for growing families or multi-generational life.



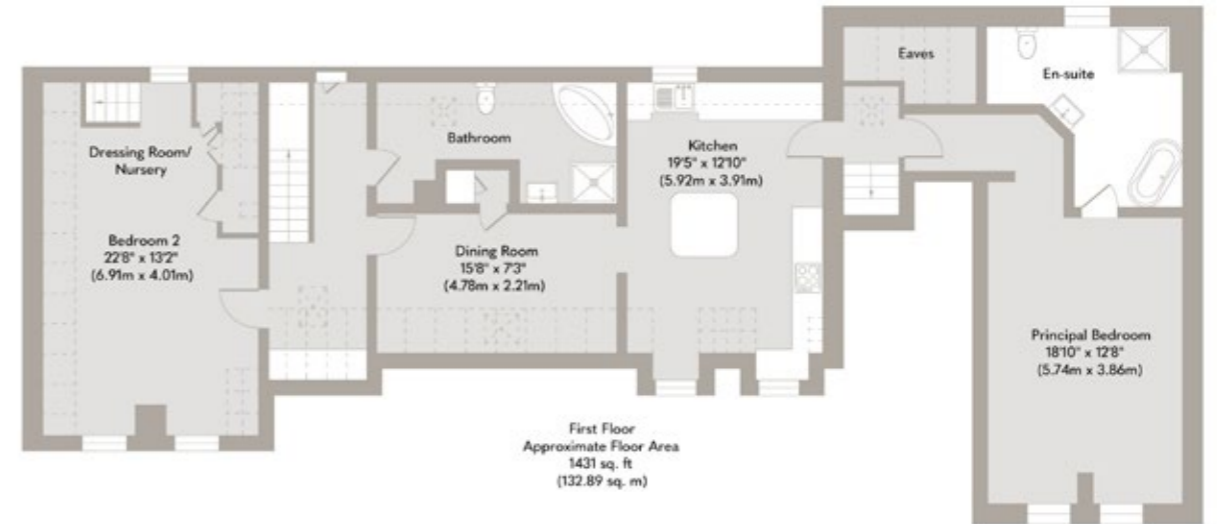


Outside, the setting is just as appealing. Approached via a private road, the property opens onto a shingled driveway with ample parking and garage. The gardens wrap around the house, extending to approximately half an acre (sts), and are bordered by open fields, creating a wonderful sense of space and seclusion. A well-positioned patio area provides the perfect spot for outdoor dining and entertaining, all while enjoying the surrounding countryside.

“Ever-changing countryside views that bring a sense of calm to every season.”

The Cottage is a home that offers both charm and flexibility in equal measure, perfectly suited to those seeking a quieter pace of life without compromising on convenience.





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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Bawdeswell

LOCATED IN THE
MIDDLE OF NORFOLK

Bawdeswell is a thriving mid-Norfolk village, 14 miles north-west of Norwich, 7 miles north-east of Dereham and 3 miles west of Reepham, offering a welcoming community with easy access to market towns, city amenities and the surrounding countryside.

The village provides a primary school, general store with post office, garage services and a garden centre with café, while the nearby Foxley Wood offers scenic walking trails and seasonal bluebell displays. Community life centres on the village hall, recreation ground, playground and sports pitch, with activities for all ages.

For broader shopping, dining and cultural options, Reepham, Dereham and Norwich are within easy reach, with weekly markets, independent boutiques, cafés and theatres. Families benefit from local schooling and easy commuting connections.

Bawdeswell blends village community spirit, practical amenities and countryside access, creating a rewarding lifestyle for families, professionals and anyone who enjoys rural living with convenient links to town and city.



Note from Sowerbys



“A home that adapts effortlessly to modern living, working and gathering.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating, two wood burning stoves and a multi-fuel stove.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 1130-0429-0009-0102-1292

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: ///smirks.tasters.bloodshot

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SOWERBYS

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