



THE STORY OF
Hawthorn Cottage

Dilham, Norfolk

SOWERBYS



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Dilham, Norfolk
NR28 9PT

Charming Period Cottage

Vaulted Sitting Room

Family Room

Well-Fitted Kitchen Breakfast Room

Cosy Snug and Utility Room

Ground Floor Bedroom and Shower Room

Two First Floor Bedrooms and Bathroom

Parking and Two Garages

Established Gardens

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Hawthorn Cottage is a wonderfully characterful home, tucked away in a private position within the village and surrounded by established gardens. Brimming with charm and versatility, it offers a blend of light-filled living spaces and cosy retreats, perfect for both family life and entertaining.

The heart of the home is a vaulted sitting room with a corner wood-burning stove, where double doors open onto the garden, while the kitchen/breakfast room – complete with a sociable island – is ideal for gatherings. Additional living areas include a bright family room and a snug, creating plenty of space for different moods and occasions.

Four bedrooms are thoughtfully arranged across two floors, complemented by a stylish shower room and a generous family bath and shower room.

Outside, the gardens are a real highlight – around a quarter of an acre of beautifully planted spaces, mature trees, a wildlife pond, and terraces made for summer evenings. The driveway offers ample parking and leads to two garages, adding to the home's practicality as well as its charm.



Brimming with charm
and versatility.





Around a quarter of an acre of beautifully planted spaces.



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.

Dilham

SURROUNDED BY TIMELESS BEAUTY OF THE NORFOLK BROADS

Tucked away in the heart of the Norfolk Broads, the peaceful village of Dilham offers a perfect blend of rural charm and riverside living. Surrounded by winding waterways, open countryside and a network of scenic footpaths, it's a haven for walkers, cyclists, birdwatchers and boating enthusiasts alike.

The village is home to a welcoming pub and a friendly community, with the nearby market town of North Walsham providing excellent shopping, schools, and other essential amenities. Dilham is the northernmost point of the navigable Broads, meaning you can set off on a tranquil boat journey directly from the village and explore miles of unspoilt scenery.

Just a short drive away, the stunning Norfolk coastline offers sandy beaches, pretty harbours and charming seaside towns, while Norwich, with its historic cathedral, independent shops and vibrant cultural scene, is within easy reach for a day out.

With its serene pace of life, beautiful surroundings and strong sense of community, Dilham is the perfect choice for those seeking a waterside retreat without losing touch with nearby conveniences.



Note from Sowerbys



“Terraces made for summer evenings.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0360-2893-3560-2125-3285

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: ///satin.title.kept

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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.



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