



THE STORY OF

Wishingwell Cottage

Swanton Abbott, Norfolk

SOWERBYS



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Wishingwell Cottage

Aylsham Road, Swanton Abbott, Norfolk
NR10 5DL

Charming Semi-Detached Cottage with Character

Cosy Reception Room with Feature Fireplace

Fantastic Dining Room for Entertaining

Beautifully Appointed Kitchen/Breakfast Room

Three Generous Bedrooms

Stylish Modern Family Bathroom

Detached Garage and Ample Parking

Delightful Mature Rear Garden

Breathtaking Countryside Views

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Wishingwell Cottage is a charming and beautifully appointed semi-detached home, tucked away at the end of a private road and enjoying wonderful countryside views. Lovingly maintained and thoughtfully updated by the current owners, the property is presented to an excellent standard throughout, offering bright, spacious and versatile accommodation.

At the heart of the home is a modern, well-designed kitchen/breakfast room with ample storage and workspace, an Aga, and plenty of room for a dining table, making it the perfect space for both everyday living and entertaining. The generous reception room provides a warm and welcoming atmosphere, centred around an attractive open fireplace. Gothic-style stained glass double doors lead through to another light-filled reception room, currently used as a formal dining room but equally suited as a second sitting room, garden room or home office. A conveniently positioned cloakroom completes the ground floor.

Upstairs, the first floor offers three excellent bedrooms along with a stylish and spacious family bathroom, fitted with both a bath and separate shower.

Outside, the property continues to impress. To the front, a gravelled driveway provides parking and access to the detached garage, while a charming functioning well offers a fitting nod to the property's name. The delightful rear garden features a sweeping lawn, productive kitchen garden, established hedging, a wildlife pond and a terrace ideal for al fresco dining, relaxing or entertaining, all while taking in the stunning surrounding countryside views.



The property enjoys far-reaching views across the surrounding Norfolk countryside





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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Swanton Abbott

IN NORFOLK
IS THE PLACE TO CALL HOME

Swanton Abbott is a small rural village community situated near the Westwick Estate about 3 miles South of the market towns of North Walsham, 5 miles west of Aylsham and approximately 10 miles from the outskirts of the city of Norwich. The village has some good basic amenities which include Village School, Parish Church and Village Hall. There is a regular bus service from North Walsham to Norwich which stops in the village, as well as a convenient train service at Worstead which is 2.7 miles away and on the Sheringham to Norwich line. The nearby market town of North Walsham offers a wide range of day to day shopping facilities.

The Cathedral City of Norwich offers a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. There are also a number of sought after schools and colleges. Norwich provides access to all the major rail links and Norwich International Airport.



Note from the Vendor



“We’ve loved being so close to the North Norfolk Coast and its outstanding natural beauty..”



SERVICES CONNECTED

Mains electricity and water. Heating via LPG tank and gas. A new drainage treatment plant is due to be installed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: - 2136-9726-9600-0452-3226

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: ///spectacle.refrain.gravel

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SOWERBYS

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