



INTRODUCING

Arwyn

*Syderstone, Norfolk*

SOWERBYS



THE STORY OF

# Arwyn

13 Ashside, Syderstone, Norfolk  
PE31 8RZ

Planning Consent for Detached  
Four/Five Bedroom House

Highly Acclaimed  
Local Architect Darren  
French Design

0.2 Acre Plot (STMS)

Stunning Country Views  
to Front and Rear

Separate Self-  
Contained Annexe

Peaceful Location

Ample Off Street Parking

Established Garden

**SOWERBYS BURNHAM MARKET OFFICE**  
01328 730340  
burnham@sowerbys.com

Rarely found in North Norfolk, this is a substantial site with planning consent to create a beautiful new home. With far reaching views over North Norfolk's stunning countryside to both the east and the west, Arwyn has everything in place to create a beautiful new home to the owners' very own specification

Locally acclaimed architect Darren French has collaborated with one of the most experienced coastal builders and developers to design an aesthetically stylish new home.

The ground floor is predominantly open plan across the entire west facing rear of the property, which, with the almost full width bi-folding doors, makes this an idyllic room during the summer months but will also feel light and spacious even in winter. There is a ground floor utility and shower room, ideal for a sluice down of two and four legged little ones when they come in from a wet winter's walk or sandy toes after a day on the beach. Finally there is a multi functional ground floor snug that could double up as a bedroom or home office.

Upstairs there are four good double bedrooms, the principal has a large en-suite bathroom, the guest room has an en-suite shower room while the other two share a 'Jack & Jill' bathroom.

Outside in the rear garden there is a completely self contained studio annex with vaulted ceiling and a south facing bi-fold out onto the rear patio it shares with the main house. This could easily provide accommodation for those wishing to self build and live on site whilst under construction. To the front there is ample off street parking for up to four cars and the rear garden has some very pretty silver birch as well as a Scotch pine.

Plots with planning are a scarcity in this part of the county and to have one with planning for such a striking house is rare, having the ability to finish it to your own designs and style is something few buyers ever have the opportunity to do.



CGI Image based on the architect's drawings



# PROPOSED PLANS



# PROPOSED FLOORPLAN



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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# Syderstone

## COMMUNITY SPIRIT IN THE NORFOLK COUNTRYSIDE

Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks. There is also St Mary's - a 900 year old round-towered church.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creak. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

Within easy reach of the sea, Fakenham is top of the list when it comes to market towns. While sandy beaches are just ten miles away, Fakenham is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, 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 Sowerbys



“...far-reaching views over the beautiful North Norfolk countryside to both the front and rear...”



## SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref: 0715-3034-2202-8334-7200

## TENURE

Freehold.

## LOCATION

What3words: ///bitters.herb.darts

## AGENT'S NOTE

The CGI image shown has been created using AI and is based on the architect's drawings. It is provided for illustrative purposes only and is intended to give an indication of how the completed property could look. Final finishes, materials, landscaping and other details may vary.

Please note that the property is of non-standard construction with an asbestos tiled roof and a later extension to the rear. Full details for the planning application can be found here: <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=SSEQI1IVJWP00&activeTab=summary>

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

