



INTRODUCING

# Mallard Cottage

*Corpusty, Norfolk*

SOWERBYS

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THE STORY OF

# Mallard Cottage

8 The Street, Corpusty, Norfolk  
NR11 6QP

Offered With No  
Onward Chain

Beautifully Restored  
Detached Country Cottage

Idyllic Riverside Setting

Cosy Sitting Room with  
Wood-Burning Stove

Well-Appointed Kitchen  
with Dining Recess  
Overlooking the River

Three Bedrooms and  
Contemporary Shower Room

Utility Room and Ground  
Floor Cloakroom

UPVC Double Glazing

Ample Off-Road Parking  
for Several Vehicles

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Set within an idyllic countryside setting, this beautifully restored detached cottage enjoys a truly enchanting position with the River Bure chalk stream gently flowing through the rear garden.

Lovingly refurbished in recent years, the property combines timeless character with thoughtful modern improvements, with many of the principal rooms enjoying tranquil views across the river and gardens beyond.

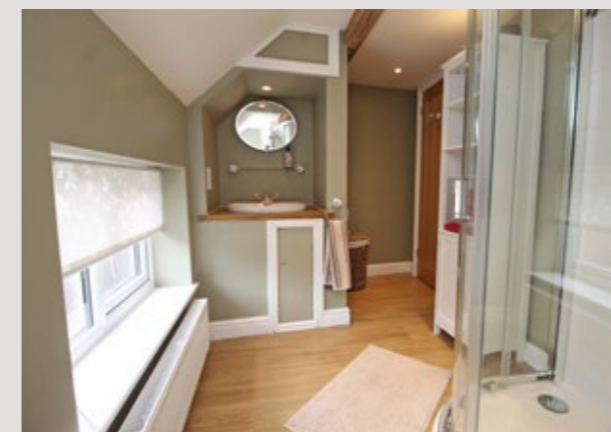
The accommodation includes an entrance porch leading through to a charming dining room with bi-fold doors opening onto the decking by the river, creating a seamless connection between the house and its picturesque surroundings. A cosy sitting room with wood-burning stove and patio doors to the garden provides a welcoming retreat, while the well-appointed kitchen features a dining recess perfectly positioned to overlook the river. A utility room and cloakroom complete the ground floor accommodation.

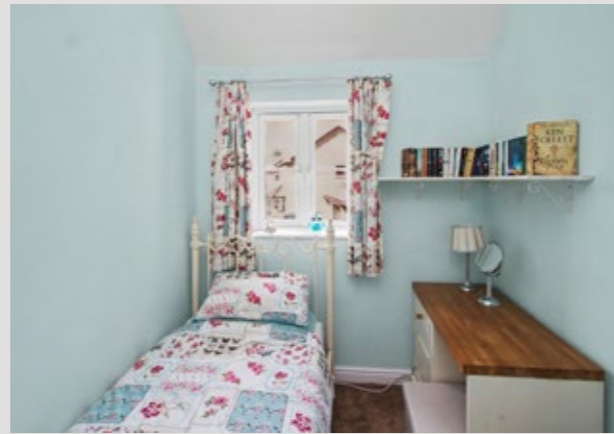
Upstairs, the landing gives access to three bedrooms and a contemporary shower room.

Further benefits include oil-fired central heating and UPVC double glazed windows and doors throughout.

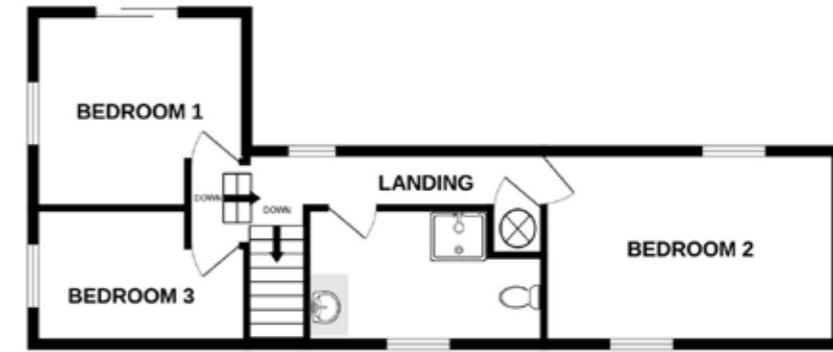
Outside, the property offers ample off-road parking for several vehicles, while the delightful rear garden is wonderfully bisected by the gently flowing chalk stream, creating an exceptional backdrop for peaceful countryside living.

Offered to the market with no onward chain, this is a great opportunity to acquire a beautifully presented riverside cottage in an idyllic setting.

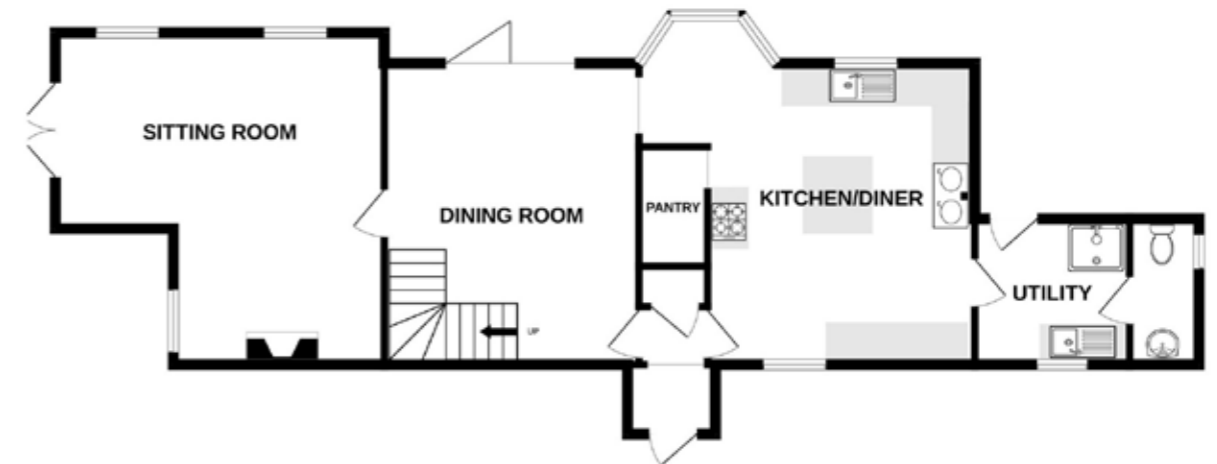




**1ST FLOOR**  
510 sq.ft. (47.3 sq.m.) approx.



**GROUND FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.



**MALLARD COTTAGE, THE STREET, CORPUSTY NR11 6QP**  
**TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.**

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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# Corpusty

COUNTRYSIDE CALM WITH COAST  
AND CULTURE



Located within the North Norfolk countryside, the village of Corpusty offers a peaceful rural setting with a strong sense of community, while remaining accessible to nearby towns and the coast. Surrounded by open farmland and attractive countryside, it provides an appealing balance of space and convenience.

Historic landmarks including St Peter's Church in Corpusty and nearby St Andrew's Church in Saxthorpe reflect the area's rich heritage. St Andrew's is a particularly attractive medieval church and an important feature of village life within the parish.

Nearby, Heydon is home to the award-winning Heydon Village Tea Room, well known for its traditional afternoon teas, homemade cakes and picturesque setting. The tea room has received recognition in the Norfolk Food & Drink Awards and Muddy Stiletos Awards, adding to its reputation as one of the area's standout destinations.

Everyday amenities can be found in Aylsham, while schooling is served by Corpusty Primary School and Reepham High School and College.

Norwich is within reach for extensive retail, cultural attractions and rail connections, while the North Norfolk coastline is nearby, making Corpusty an excellent base for enjoying both countryside and coastal living.



*Note from Sowerbys*



“Peaceful  
riverside living  
in a beautifully  
restored country  
cottage.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 7636-5026-8600-0812-3202.

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: ///sleeping.calibrate.drizzly

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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