



INTRODUCING

1 Sand Pit Cottages

Thorpe Market, Norfolk

SOWERBYS



THE STORY OF

1 Sand Pit Cottages

Thorpe Market, Norfolk
NR11 8TJ

Beautifully Renovated Period Cottage

Three Charming and Well-Proportioned Bedrooms

Exposed Beams and Original Fireplaces

Tranquil Village Setting in Thorpe Market

Close to the North Norfolk Coastline and Countryside Walks

Ideal as a Main Residence or Countryside Retreat

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Tucked away in the charming North Norfolk village of Thorpe Market, 1 Sandpit Cottages is a beautifully restored period home that feels both comforting and quietly special. From its traditional exterior to the soft sense of calm that surrounds it, this cottage immediately invites you to slow down and feel at home. The setting is peaceful and picturesque, with the rhythm of village life and the coast never far away.

Step inside and you are met with a home full of warmth and character, where original features tell the story of the cottage's past. Exposed beams, original fireplaces and thoughtful finishes create spaces that feel lived-in and loved, while still offering the ease and comfort of modern living. The three bedrooms are light and welcoming, offering flexibility for family, friends or a quiet place to work and retreat.

Outside, life unfolds at a gentler pace. The surrounding countryside invites morning walks and evening strolls, while the village itself offers a close-knit community and timeless appeal. With the North Norfolk coastline within easy reach, 1 Sandpit Cottages is a place to put down roots, escape the everyday, and enjoy a life shaped by nature, heritage and calm.





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Ground Floor
Approximate Floor Area
575 sq. ft
(53.41 sq. m)

First Floor
Approximate Floor Area
427 sq. ft
(39.66 sq. m)

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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Thorpe Market

TRANQUIL VILLAGE LIVING, CLOSE TO THE COAST

Situated just four miles south of Cromer, Thorpe Market is a delightful village set on the edge of the Gunton Estate, surrounded by beautiful woodland and a historic deer park. This peaceful location offers a perfect balance of rural serenity and easy access to local amenities.

The village is a short distance away to two fantastic pubs, The Gunton Arms and The Suffield Arms, both offering great food and a welcoming atmosphere. A short drive away in Southrepps, The Vernon Arms provides another excellent option. Gunton Station, just a ten-minute walk away, connects you to both Cromer and Norwich, making it easy to explore the surrounding areas.

For everyday essentials, a fantastic farm shop just two miles away offers organic produce, a delicatessen, butchers, and a restaurant. In nearby Roughton, you'll find a general store, post office, and petrol station.

Both Cromer and North Walsham, five miles away, offer supermarkets, pubs, and restaurants. Cromer is a town of enduring appeal, with its elegant pier, Pavilion Theatre, and grand Victorian villas, many offering panoramic views of the pebble beach. It's easy to see why the town attracts both staycationers and permanent residents, with recent attention drawn to the area following a visit from Banksy. In recent years, many have relocated from the capital and home counties to enjoy a life by the sea.

With a variety of schools in the area, including the renowned independent Beeston Hall School in nearby West Runton, Cromer offers a welcoming environment for families seeking a beautiful place to put down roots.

Come and discover if Thorpe Market could be the perfect place for you.



Note from Sowerbys



"A place to put down roots, escape the everyday, and enjoy a life shaped by nature, heritage and calm."



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 4834-8826-3300-0350-8296

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: ///lungen.snacking.axed

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SOWERBYS

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