



THE STORY OF

Willowdene

Bodham, Norfolk

SOWERBYS



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Willowdene

Weybourne Road, Bodham, Norfolk
NR25 6QJ

Beautifully Renovated Detached Village
Home in Bodham, near Holt

Located Within an Area of Outstanding
Natural Beauty with Countryside Views

Three Generous Double Bedrooms Offering
Flexible Living Accommodation

South-Facing Private Garden with Summerhouse

Exceptional Open-Plan Kitchen/Dining/
Sitting Room - the Hub of the Home

Bespoke Fitted Kitchen with Quartz
Worktops and Quality Finishes

Engineered Oak Flooring
Throughout Key Living Areas

Formal Sitting Room with Bay
Window and Log-Burner

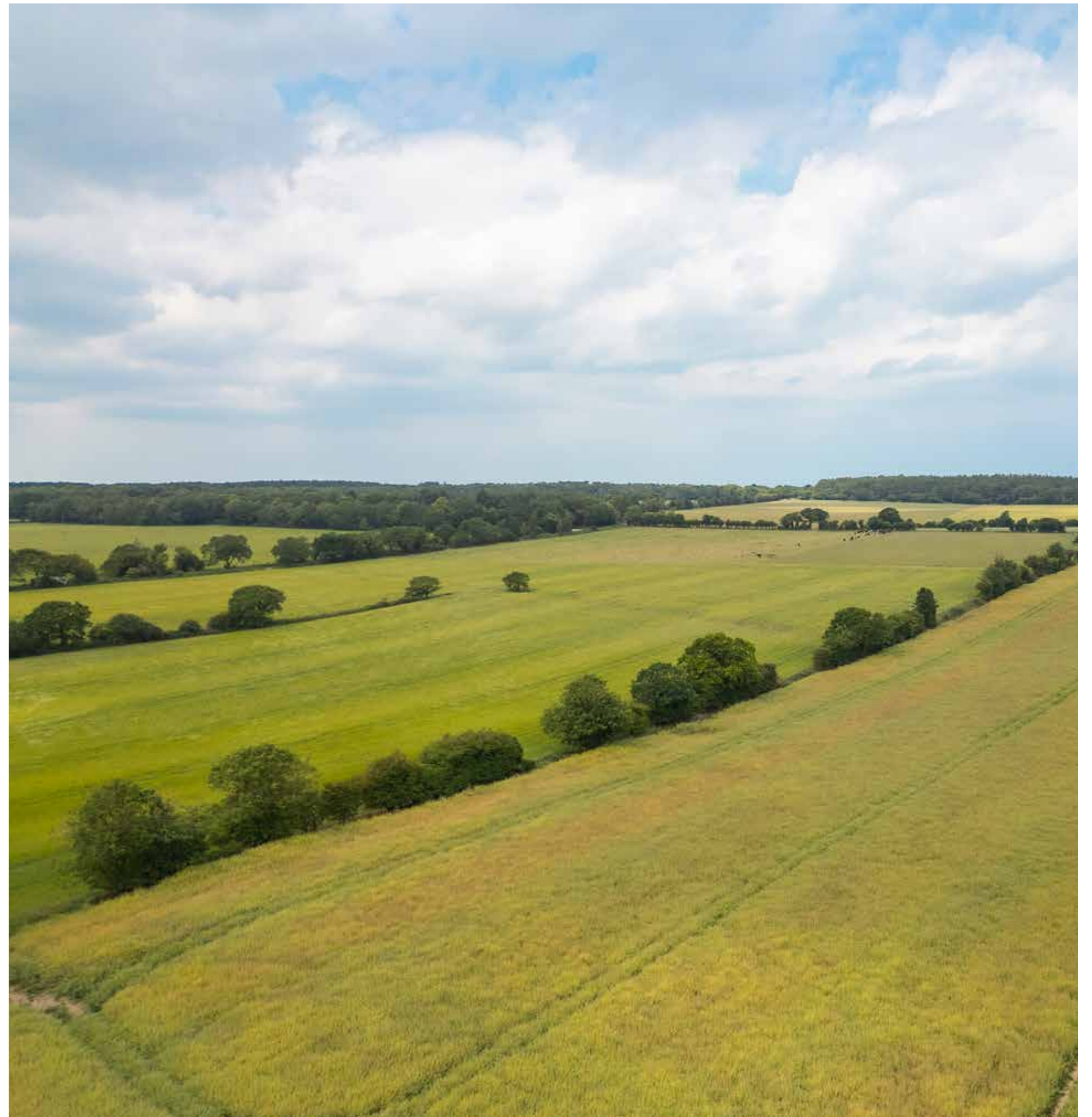
Two Bathrooms, Including a Convenient
Ground-Floor Bathroom

Integral Garage and Ample Parking Space

SOWERBYS HOLT OFFICE

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Positioned within the peaceful village of Bodham, Willowdene offers an exceptional opportunity to embrace the highly sought-after North Norfolk lifestyle. Just a short drive from the elegant market town of Holt and within easy reach of the stunning coastline, this beautifully renovated detached home combines contemporary country living with the convenience of village life.

Meticulously transformed by the current owners, Willowdene is now a stylish and versatile home where quality, comfort and practicality come together. Set within an Area of Outstanding Natural Beauty, the property enjoys a wonderful sense of space, with open countryside views and the ever-changing Norfolk landscape providing a beautiful backdrop to everyday life. Whether enjoying a morning walk through the surrounding countryside, spending afternoons exploring the nearby beaches, or entertaining friends and family at home, Willowdene is perfectly positioned to enjoy all that this sought-after corner of Norfolk has to offer.

The accommodation is beautifully presented throughout, with a layout designed to provide flexibility for modern living. The elegant sitting room offers a welcoming retreat, centred around a log burner and enhanced by a charming bay window which allows natural light to flood the room. It is a space perfectly suited to quiet evenings at home or relaxing after a day exploring the coast.



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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A highlight of Willowdene is the adaptability of the accommodation. The third double bedroom is currently used as a study but offers excellent flexibility, with the benefit of being positioned alongside a ground-floor bathroom. This arrangement lends itself perfectly to a variety of lifestyles, whether accommodating guests, working from home, providing a private space for family members, or simply offering the convenience of single-level living when required. The spacious first-floor landing also provides further possibilities, including a potential home office or additional living space.

The true heart of the property is the impressive open-plan kitchen/dining/sitting room - a social space designed for both everyday enjoyment and entertaining. Beautifully fitted, the kitchen features quality cabinetry and quartz worktops, complemented by engineered oak flooring enhancing the sense of warmth and continuity throughout the living areas. The adjoining utility room provides excellent practicality while maintaining the sleek, considered design.

A bright conservatory extends the living space further, offering a peaceful place to enjoy views across the private garden and providing a wonderful connection between the house and outside space. An integral garage adds further convenience and storage. The first floor provides two further generous double bedrooms and a stylish shower room, completing a versatile arrangement of accommodation that adapts easily to different stages of life.

Outside, the south-facing rear garden provides a private and enclosed sanctuary, perfect for summer entertaining, gardening or simply enjoying the tranquillity of the surroundings. A summer house offers additional space for hobbies, relaxation or working from home, while ample parking to the front completes this attractive village home.



Bodham

A LOVELY VILLAGE WITH A STRONG COMMUNITY

Bodham is a friendly North Norfolk village set among gently rolling countryside, positioned 3 miles west of Holt, 6 miles from Sheringham, and around 25 miles north of Norwich. Its peaceful setting, easy connections and community warmth make it an appealing base for those who enjoy both rural surroundings and access to the coast.

At the heart of the village is The Red Hart, a well-regarded pub offering good food and a welcoming atmosphere. Bodham also has a village hall, playing field and children's play area, supporting a lively calendar of local clubs, events and outdoor activities. Everyday essentials are available in nearby Weybourne and High Kelling, while Holt's boutiques, cafés, galleries and supermarket provide a broader selection of shopping and dining.

The surrounding landscape invites an active lifestyle. Holt Country Park, Sheringham Park and the expansive North Norfolk coastline are all within easy reach, offering woodland trails, coastal walks, birdwatching and wide sandy beaches. The North Norfolk Railway adds a charming heritage link between Holt and Sheringham for days out.

With its mix of village amenities, scenic countryside and quick access to Holt, Sheringham and the coast, Bodham offers a lifestyle shaped by community, outdoor living and coastal proximity, ideal for families, walkers and anyone drawn to relaxed North Norfolk living.



Note from the Vendor



“On a quiet country lane, there’s privacy, community spirit, and countryside walks from the doorstep.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0300-2739-2070-2279-2585

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: /// appraised.workforce.squabbles

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SOWERBYS

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