

THE STORY OF

1 New Thatched Cottage

Edingthorpe, Norfolk

SOWERBYS

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Edingthorpe, Norfolk
NR28 9TL

Characterful Cottage Built with Reclaimed Materials

Stunning Inglenook Fireplace

Exposed Oak Timbers Throughout Home

Beautifully Presented Over Three Floors

Light-Filled Vaulted Principal Bedroom Suite

Well-Appointed Country-Style Kitchen

Charming Cottage Gardens Front and Rear

Pretty Thatched Garden Outbuilding

Private Parking Via Gravel Driveway

Peaceful Village Setting with Period Charm

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A home that feels as though it has stood proudly for centuries, this enchanting cottage was thoughtfully built in 1996 using an impressive collection of reclaimed materials, creating a wonderfully authentic period aesthetic. Rich in character and craftsmanship, the property showcases exposed oak timbers, leaded-light windows, brick flooring and a magnificent inglenook fireplace, all combining to create a home of warmth, charm and undeniable appeal.

Arranged across three floors, the accommodation has been designed to offer both comfort and practicality while maintaining an effortless sense of flow. At its heart lies a beautifully appointed kitchen, complete with solid wood worktops and a timeless country feel. The sitting room is particularly impressive, centred around the substantial inglenook fireplace with its electric stove, while a combination of oak and brick flooring enhances the character of the space. Doors open directly to the garden, seamlessly connecting indoors and out and encouraging a relaxed, rural way of life.

A staircase elegantly winds behind the fireplace, leading to the first-floor landing where a charming double bedroom and a well-appointed bathroom can be found. Continuing upwards, the vaulted principal bedroom occupies the top floor, a wonderfully light-filled retreat offering generous proportions and a cosy, tucked-away feel beneath the eaves.





Country living, beautifully reimagined with warmth, texture and timeless charm.













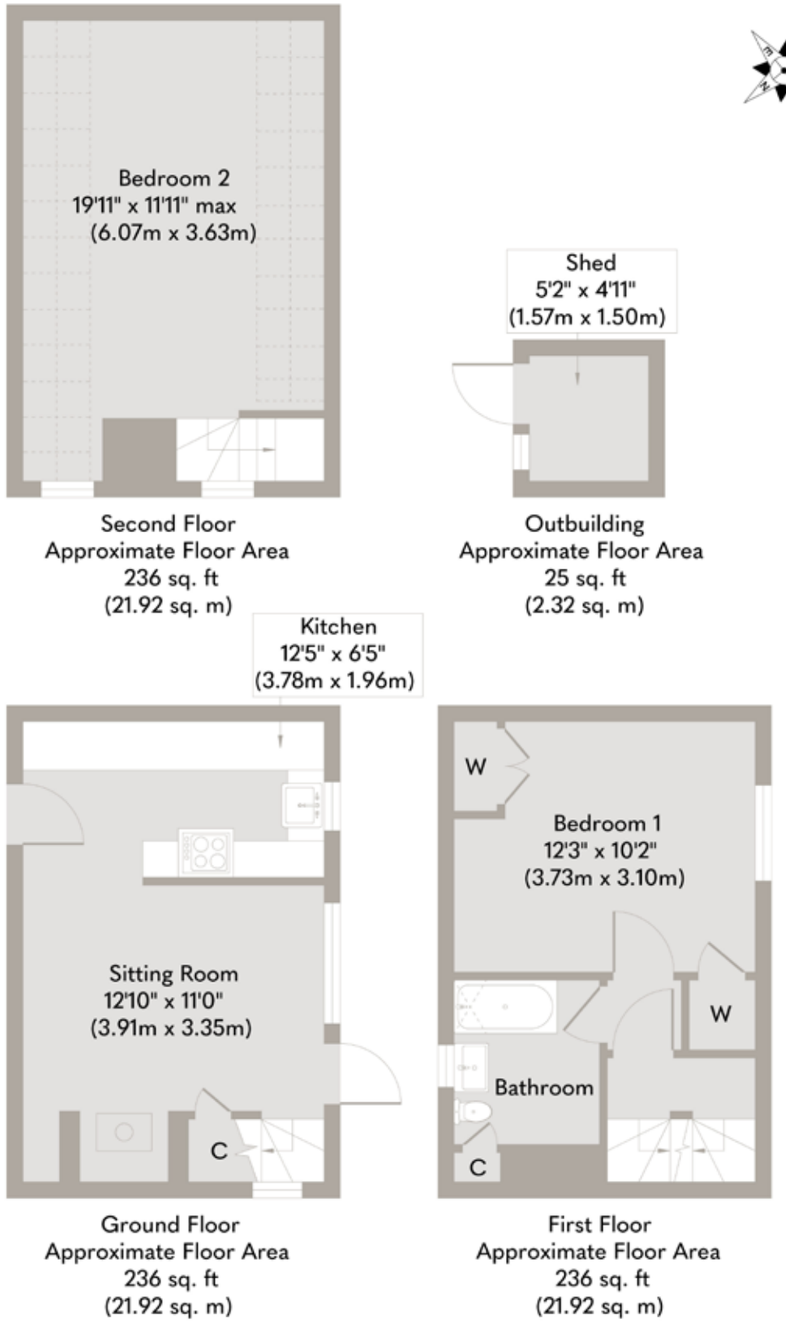
Outside, a shared gravel driveway provides access to a private parking space, while the delightful cottage gardens to the front and rear are every bit as captivating as the house itself. Carefully curated planting includes clipped box hedging, meandering pathways, colourful shrub borders and climbing roses, all surrounding areas of lawn.

Completing the picture is a charming thatched outbuilding, adding further character to this quintessentially English setting. Peaceful, private and beautifully established, the gardens provide a tranquil backdrop to everyday life and a wonderful place in which to relax and unwind.









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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Edingthorpe

A CHARMING VILLAGE CLOSE TO THE COAST

Edingthorpe is a peaceful North Norfolk village surrounded by open countryside and rural lanes, offering a calm setting within easy reach of both the coast and the Norfolk Broads. Characterised by traditional homes, mature hedgerows and farmland views, the village enjoys a strong connection to the surrounding landscape and countryside lifestyle.

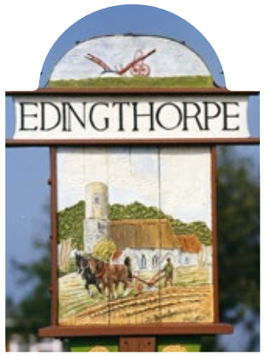
At the centre of the village is the parish church, an historic landmark that reflects Edingthorpe's long-established heritage and sense of community. The quiet lanes and nearby footpaths provide opportunities for walking, cycling and enjoying the natural surroundings throughout the seasons.

Approximately three and a half miles away, North Walsham offers a broad range of everyday amenities including supermarkets, independent shops, cafés, leisure facilities, schools, healthcare services and a railway station with regular services to Norwich and the wider rail network. The town continues to serve as an important market centre for this part of North Norfolk.

Edingthorpe is also well placed for access to the coast, with destinations such as Cromer, Mundesley and Bacton all within easy reach, offering sandy beaches, coastal walks and traditional seaside attractions. To the south, the Norfolk Broads around Wroxham provide opportunities for boating, waterside dining and exploring one of the UK's most distinctive national parks.

Norwich remains accessible by both road and rail, providing extensive shopping, cultural attractions, universities and an international airport, while the surrounding North Norfolk countryside offers a quieter pace of life with easy access to both coast and city.









Note from Sowerbys



"A quietly magical setting where cottage charm and modern living sit perfectly side by side."

SERVICES CONNECTED

Mains water, electricity and drainage. Electric panel heaters.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2330-3229-6009-0315-1202

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: ///hairspray.masterpiece.paradise

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SOWERBYS

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