



THE STORY OF

2 Verandah Cottages

Bergh Apton, Norfolk

SOWERBYS



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2 Verandah Cottages

Bergh Apton, Norwich, Norfolk
NR15 1BL

Impeccably Styled Interiors Blending
Classic and Contemporary Design

Impressive and Welcoming Reception Hall

Striking Open-Plan Kitchen and
Sitting Area, Ideal for Entertaining

Elegant Drawing Room with Feature
Fireplace and Wood Burner

Practical Laundry/Boot Room
and Separate Cloakroom

Four Spacious and Individually
Styled Bedrooms

Two Sleek En-Suites and a
Luxurious Family Bathroom

Gardens with Generous Terrace
for Outdoor Living

Around 2 Acres (STMS) Including
Lawns and Post-And-Rail Meadows

Well-Positioned with Excellent
Access to Local Amenities

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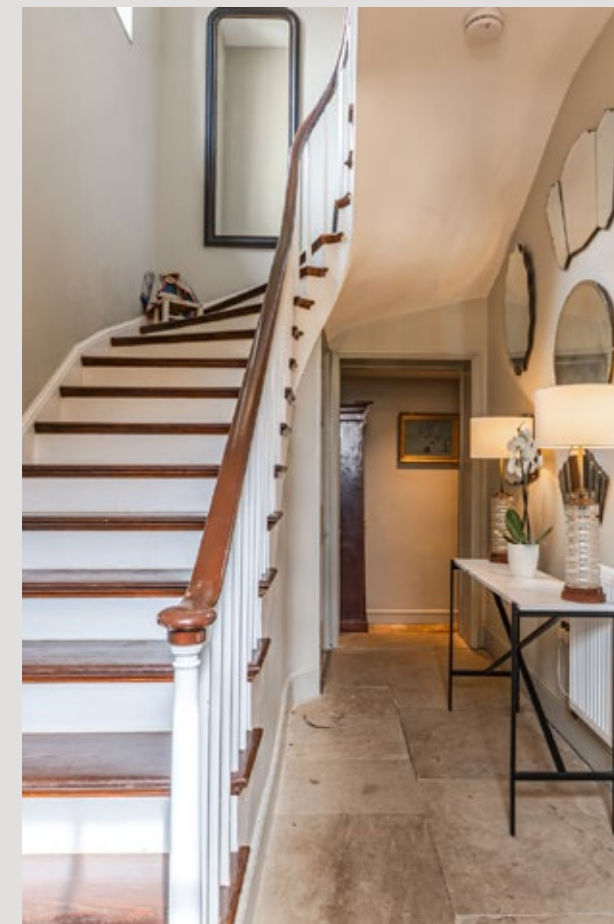


This truly remarkable home presents a rare opportunity to acquire a beautifully extended and meticulously finished residence, where traditional charm meets contemporary design in the most seamless and sophisticated way.

Set back from the lane, the property is approached via a long driveway, leading to a gravelled area that provides ample parking. From the very first step inside, the attention to detail and the exceptional standard of finish are instantly apparent. The spacious reception hall offers a warm welcome, with its elegant proportions setting the tone for what lies beyond.

To the right, the heart of the home unfolds into a truly outstanding open-plan kitchen and living space. Designed with both functionality and aesthetics in mind, the bespoke kitchen is a statement in craftsmanship, offering generous storage, expansive work surfaces, and a large central island ideal for relaxed dining or entertaining. The space flows effortlessly into the dining and sitting area, which is bathed in natural light thanks to full height sliding glazed doors. These open on either side to two generous terraces, creating a wonderful synergy between indoor and outdoor living – perfect for summer gatherings and alfresco dining.

To the left of the reception hall, the drawing room provides a more intimate atmosphere. Featuring a wood-burning stove and rich finishes, this is a room made for winter evenings – atmospheric, elegant, and incredibly inviting. Also on the ground floor, a fully fitted laundry/boot room offers practical space for daily life, along with a separate cloakroom and a second staircase hall that reinforces the home's thoughtful layout.



The main living room is our sanctuary, serene, with a captivating outlook that never fails to inspire.



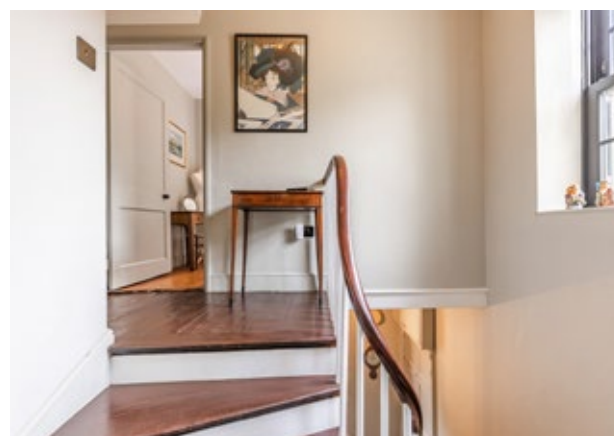
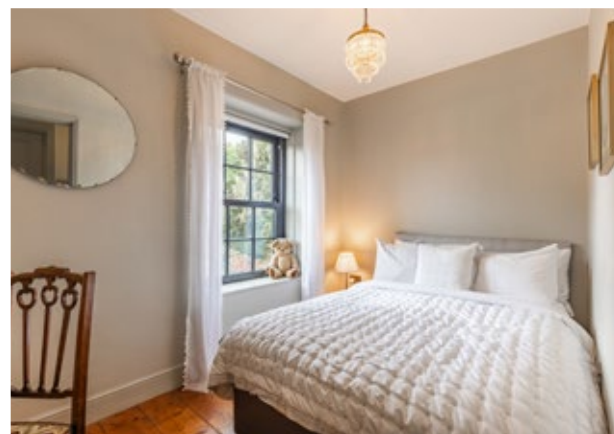


Upstairs, the sense of space and light continues across four well-proportioned bedrooms. Each room enjoys its own unique outlook over the surrounding grounds, bringing a sense of calm and connection to the landscape. Two of the bedrooms benefit from contemporary en-suite shower rooms, while the remaining rooms are served by a luxurious family bathroom complete with quality fittings and a timeless finish.

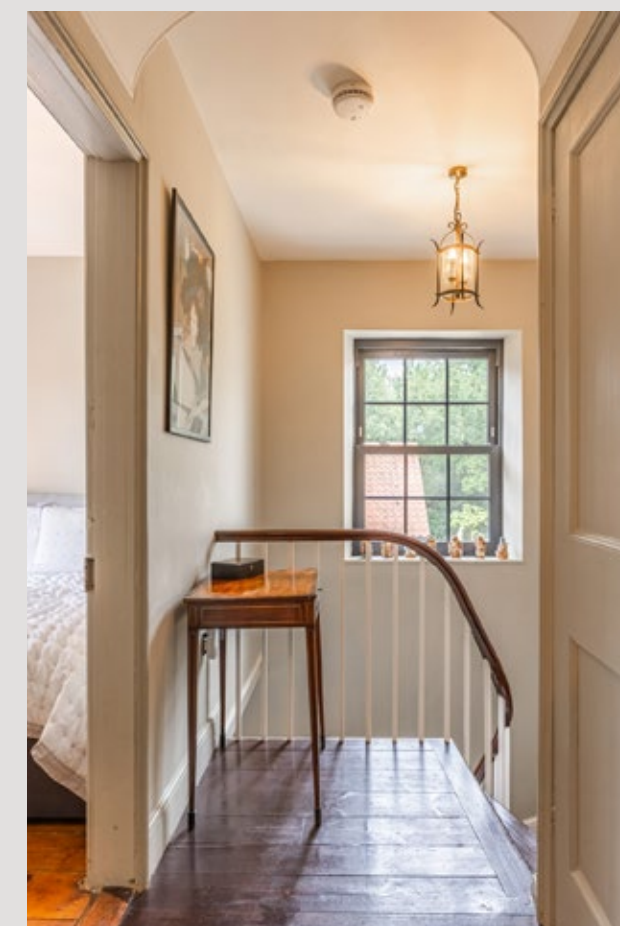
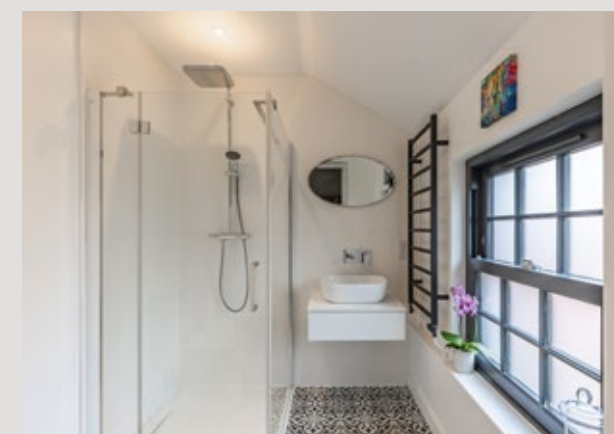
The grounds are a real feature of this home, extending to approximately 2 acres (subject to measured survey). Adjoining the house is a beautiful garden, with generous, paved terraces offering the perfect spot for entertaining or quiet relaxation. The wrap-around lawn provides open space, while two post and rail paddocks beyond offer further possibilities – whether for equestrian use, recreational enjoyment, or simply as an extension of the home's peaceful surroundings. Behind the house, a series of well-positioned storage sheds add practical versatility.

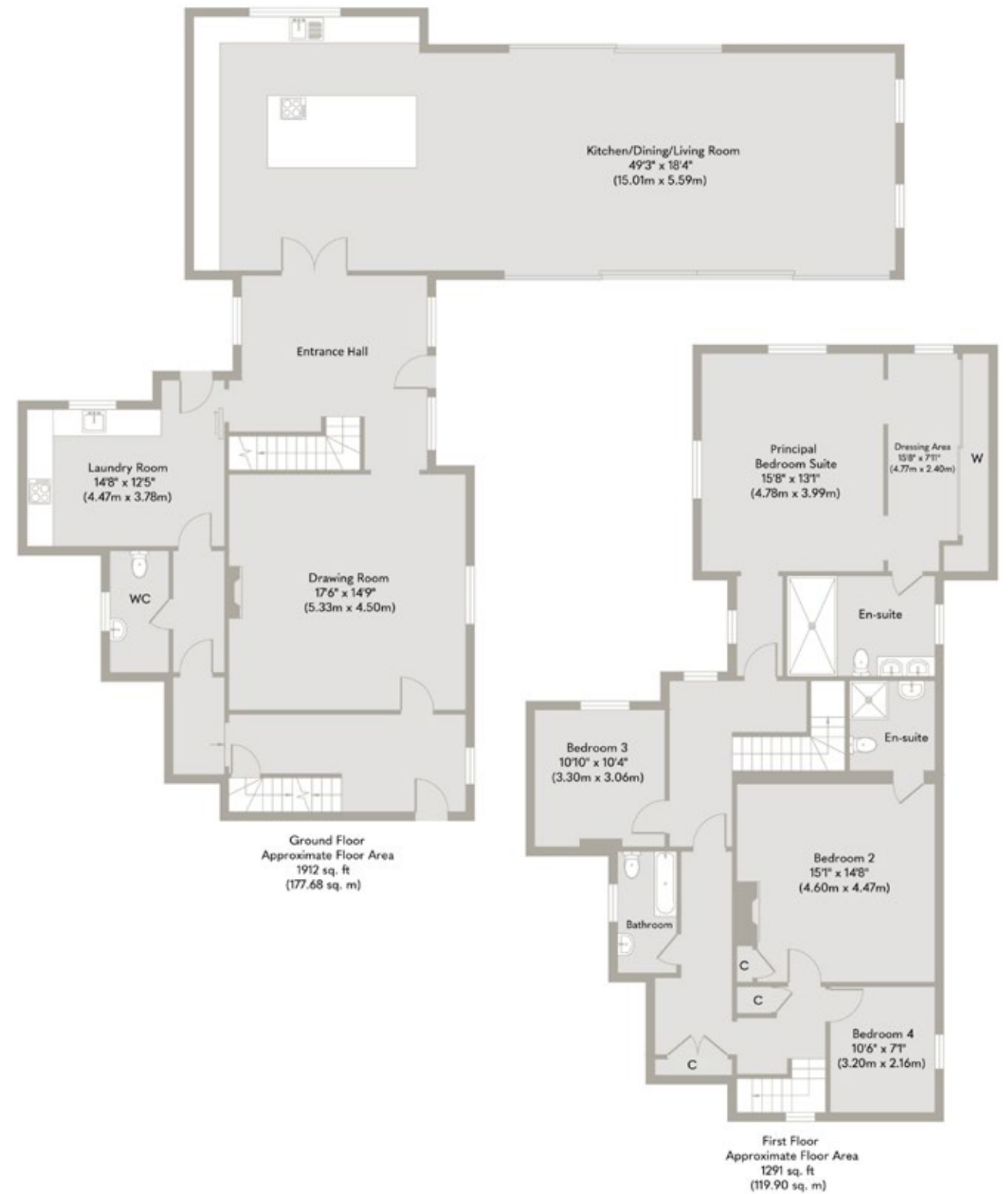
Although technically semi-detached, the orientation of the properties means they face different directions, ensuring a strong sense of privacy and independence - you would scarcely know the house was attached at all.

Throughout, the interiors have been thoughtfully curated to offer both style and comfort – a home that is ready to move into yet still offers the new owners' room to make it their own. This is a property that captures the essence of refined country living while offering the convenience and sophistication of modern design.



Each bedroom offers a sense of calm and space, with lovely views that change beautifully through the seasons.





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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Bergh Apton

WHERE COUNTRYSIDE CALM MEETS
CITY CONVENIENCE

Bergh Apton is a peaceful village in South Norfolk, located around seven miles southeast of Norwich. Surrounded by open countryside and quiet lanes, it offers a calm, rural setting while remaining conveniently close to the city.

The village is known for its strong community spirit and beautiful natural surroundings. There are several well-marked walking routes through fields, woodlands, and meadows, making it a popular location for those who enjoy outdoor activities. The parish church, with parts dating back to the 12th century, adds a sense of history and character to the area, alongside a collection of period homes and traditional farm buildings.

While Bergh Apton feels rural, it remains well connected. The A146 is just minutes away, providing direct access to Norwich and the surrounding market towns. Norwich itself offers a wide range of amenities including shops, restaurants, schools, healthcare, and transport links — including direct train services to London.

Local services include independent shops, garden centres, pubs, and farm shops in nearby villages such as Alington, Brooke, and Thurton. Families benefit from a selection of reputable schools in the local area, both state and independent.

Bergh Apton appeals to those looking for a quieter pace of life without giving up access to modern conveniences. Its mix of natural beauty, heritage, and practicality makes it an excellent location for a range of lifestyles, whether you're raising a family, working remotely, or planning a slower pace of life.



Note from the Vendor



“We’ve cherished our time here – a truly picturesque setting, enhanced by the beautiful extension we created.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 9551-3008-1201-8735-3200

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:///paradise.removes.unlimited

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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