



THE STORY OF

# Curlew Cottage

*Titchwell, Norfolk*

**SOWERBYS**



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# Curlew Cottage

Titchwell, Norfolk  
PE31 8BB

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Brick and Flint Cottage Formerly  
a Pub Dating Back to 1790

Stunning Coastal Views over Titchwell Beach

Four Bedrooms, Family Bathroom  
and Two En-Suites

Converted and Extended over 20 Years  
Ago to Create a Modern Home

Ample Off Street Parking

Walking Distance to Titchwell Manor

Tranquil Coastal Location

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Once known as The Three Horseshoes, a village pub dating back to 1790, this attractive flint property was thoughtfully converted and extended just over 20 years ago, creating the exceptional home it is today.

Positioned at the eastern end of the building, the cottage enjoys both privacy and uninterrupted views across the surrounding landscape. Upstairs, the outlook becomes even more captivating. From the first floor, you can watch the waves breaking along Titchwell Beach, while also enjoying a charming view of the Saxon tower of St Mary's Church.

The accommodation is thoughtfully arranged across two floors, with three double bedrooms and a generous single on the first floor. One of the doubles benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The second floor is dedicated entirely to the principal bedroom suite, offering a peaceful and private retreat.

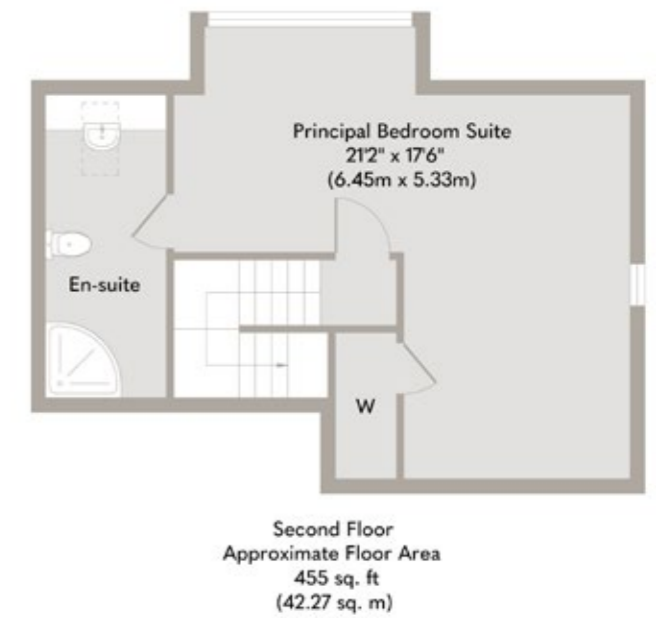
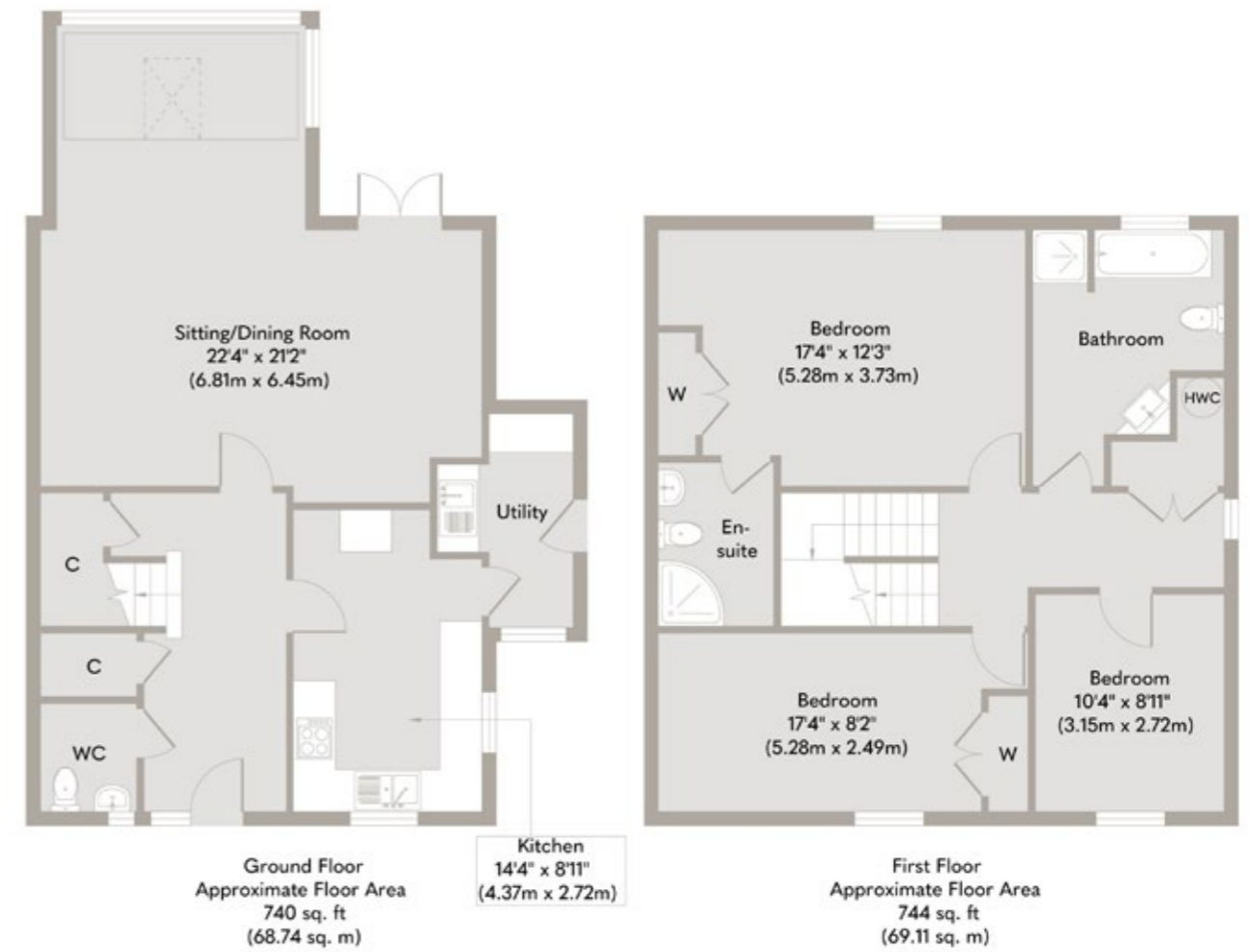
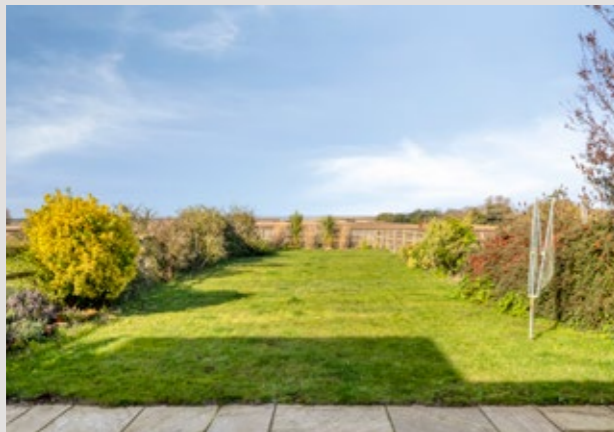
Outside, the property continues to impress. To the front, there is ample off-street gravelled parking, while to the rear lies a generously sized garden, open to both east and west, ensuring it captures sunlight throughout the day, ideal for relaxing or entertaining against the ever-changing coastal backdrop.

Since its conversion in 2003, Curlew Cottage has been a much-loved home-from-home. Cherished for its tranquillity, its proximity to the coast, and above all, its extraordinary views. It offers a rare opportunity to own a piece of history in an idyllic seaside setting.



My home is all about relaxation, the view, and feeling like a true haven.





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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# Titchwell

A VIBRANT COMMUNITY  
TO CALL HOME

Home to one of the finest RSPB bird reserves in Great Britain, Titchwell is a small coastal hamlet on the A149 between the popular villages of Brancaster and Thornham. RSPB Titchwell Marsh Nature Reserve is renowned for its diverse habitats, including reedbeds, saltmarsh and freshwater lagoons, as well as its wide sandy beach with far-reaching views across The Wash.

Covering 515 acres, the reserve is a haven for wildlife, where dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several species of tern can all be spotted. With a little luck, you may even catch sight of a bittern or witness the spectacular 'sky dancing' of a marsh harrier.

The church of St Mary the Virgin Church Titchwell is a medieval parish church dating back to the 11th century, set beside the marsh on the North Norfolk coast. A particularly charming feature is its round tower, constructed from local flint.

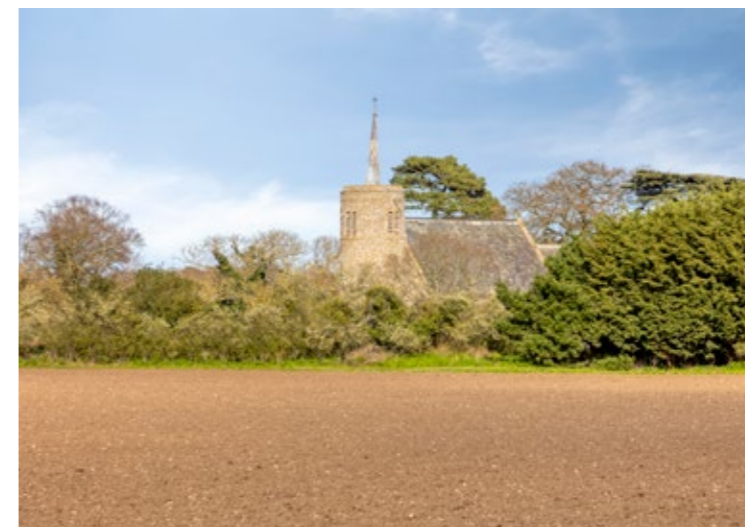
Just a short drive away, the well-regarded village of Burnham Market offers a wonderful selection of independent shops, eateries and everyday amenities. A refined elegance defines village life here, from traditional homewares at Uttings to sampling local produce at Tuscan Farm Shop, Humble Pie Deli and Gurneys Fish Shop.

Dining out is equally appealing, with award-winning Socius serving a British-inspired tapas menu, while NoTwenty9 provides a relaxed setting for drinks and dining, complete with a charming courtyard - perfect for warm summer evenings.

Between Titchwell and the surrounding coastal villages, amenities are always within easy reach, and there is no shortage of beautiful locations to explore along this much-loved stretch of the North Norfolk coastline.



## Note from the Vendor



“I love the sunsets, the peacefulness, and being so close to the beach and coastline buses – all just minutes from fantastic restaurants.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C. Ref:- 5736-3424-5600-0582-1222

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: ///outfitter.asking.recruiter

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# SOWERBYS

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