

The background of the entire page is an aerial photograph of a rural landscape. In the foreground, there is a large, brown, plowed field. A dense line of green trees runs horizontally across the middle ground. Behind the trees, a small white cottage with a red-tiled roof and a chimney is visible. The sky is a clear, pale blue.

THE STORY OF

Manor Farm Cottage

Oxwick, Norfolk

SOWERBYS



THE STORY OF

Manor Farm Cottage

Oxwick, Norfolk
NR21 7HX

Breathtaking Countryside Views

Three Double Bedrooms

Renovated Throughout Over Past 10 Years

1/3 Acre Plot (STMS) with a
Beautiful South-Facing Garden

Just 14 Miles to the Beautiful North Norfolk Coast

Solar Panels

Plenty of Parking

Lovely Sitting Room with Stove

Offered Chain Free

First Time on the Market in 40 Years

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



Manor Farm Cottage comes to the market for the first time in 40 years. This much cherished home has had no expense spared over the past dozen years with improvements which are more than just skin deep (such as the excellent insulation levels), ensuring it's ready to move straight into.

The ground floor features an extended kitchen/ breakfast room flooded with natural light. The breakfast bar is cleverly positioned to enjoy the views at all mealtimes. The sitting room is a cosy space with ample room for furniture and a fireplace housing the stove, newly installed just a year ago. Additionally, a spacious reception room offers versatility as a third double bedroom, and the refurbished bathroom completes this level.

Upstairs, there are two double bedrooms and a WC. Plumbing is already in place on the first floor, providing the option to add a shower if desired.

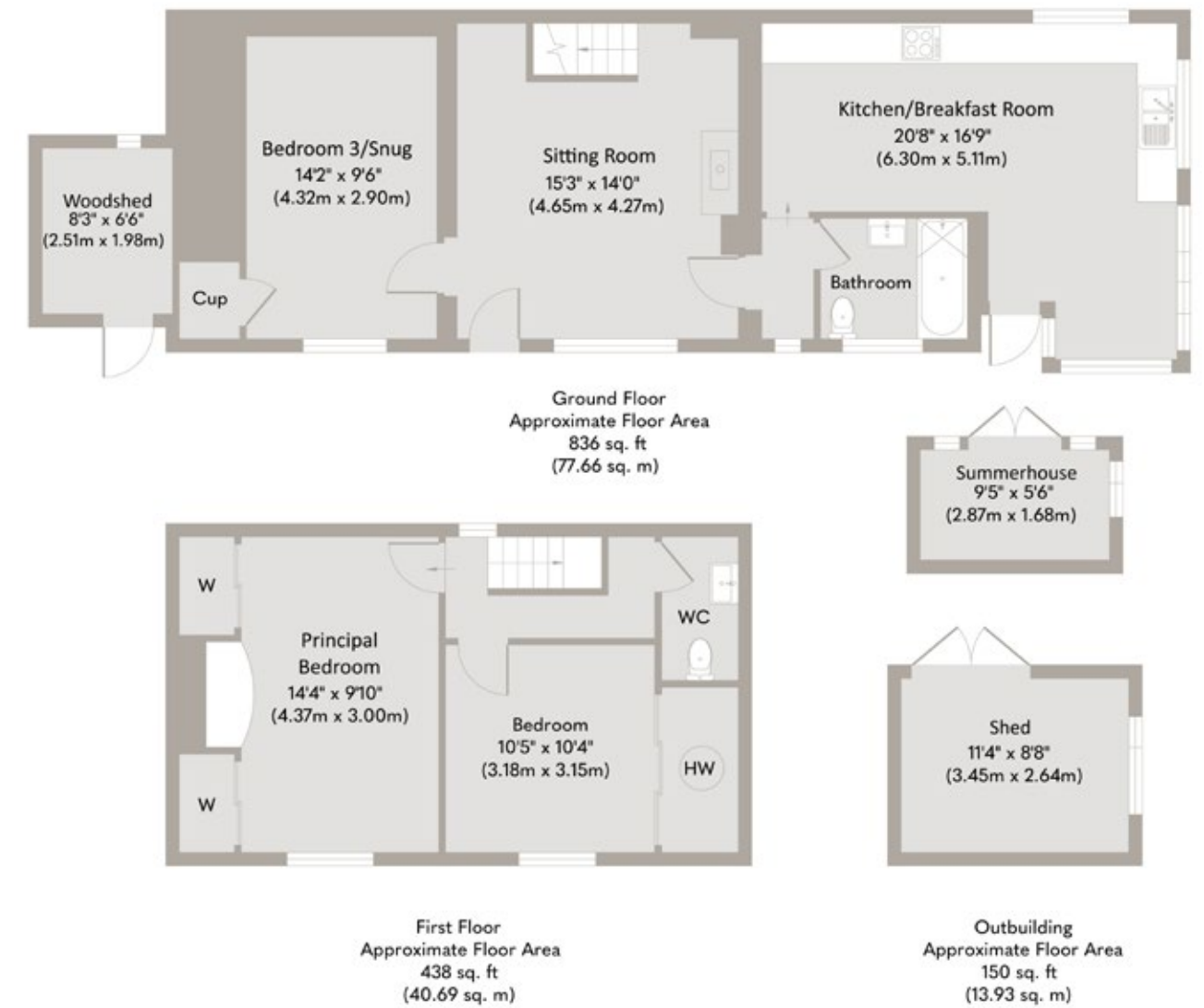
The south-facing garden is a delight, mature and private with stunning, well-stocked apple trees. It includes a summer house and a large shed ideal for storage. Ample parking is available; the owners have accommodated up to 8 cars at once. There's also potential to add a cart lodge or garage (STPP) where one previously stood.

Manor Farm Cottage is available to purchase chain-free and represents a very special home in a unique location, just 14 miles from the beautiful North Norfolk coast.



Our home is rural,
spacious, and
comfortable. We've
cherished living here for
40 years, and the area
has remained the same.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Oxwick

TRANQUIL COUNTRYSIDE LIVING
WITH STRONG COMMUNITY SPIRIT

Nestled in the heart of the Norfolk countryside, Oxwick offers a tranquil escape with its picturesque countryside and friendly community atmosphere. It has close access to amenities with both King's Lynn and Norwich within easy reach. A short drive from the north Norfolk coast, Oxwick provides a perfect balance of rural charm and accessibility.

Residents of Oxwick can enjoy the peaceful surroundings and explore scenic walks, straight from the door, perfect for wildlife enthusiasts.

Local towns have facilities including charming local shops and cafés, ideal for leisurely afternoons. Waitrose and other supermarkets are convenient, while street markets and farmers markets provide lively community events. The local area offers good village schools and many recreational and community activities for all ages from book groups, yoga and cinema to cricket, concerts and annual fêtes.

It is a short drive to the north Norfolk coast for beaches and bird watching, and there are two nature reserves within fifteen minutes of the cottage. National Trust and other historical sites are nearby.

With its serene rural environment, community feeling, and convenient location, Oxwick presents an inviting opportunity for those looking to embrace a relaxed countryside lifestyle in Norfolk.



Note from the Vendor



“We adore the countryside strolls and the wealth of wildlife in this area.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Electric panel heating. The property also benefits from solar panels.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 9350-2040-5590-2495-2611

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: ///treaty.tamed.stress

AGENT'S NOTE

We are advised that the country lanes used for access and the access to the neighbouring property do share ownership and there are rights of way considerations, which can be discussed in more detail at viewings.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

