

THE STORY OF

Cartwheel Cottage

Swanton Morley, Norfolk

SOWERBYS



THE STORY OF

Cartwheel Cottage

Hoe Road East, Swanton Morley
NR20 4PZ

Offered with No Onward Chain

Period Cottage with Vaulted Ceilings Throughout

Privately Enclosed Rear Garden

Walking Distance to Local Shop and Amenities

Perfect Bolt Hole in Popular Village Location

Off Road Parking

Conveniently Located for Market Town
of Dereham and North Norfolk Coast

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Cartwheel Cottage is an attractive three-bedroom detached period cottage, offering an appealing opportunity to enjoy village life in the popular Norfolk village of Swanton Morley. With characterful features, vaulted ceilings throughout and a privately enclosed rear garden, the property combines traditional charm with the convenience of single-storey living.

Offered to the market with no onward chain, the cottage would make an ideal home for those seeking a quieter pace of life, a more manageable property or a weekend retreat in the Norfolk countryside. Its detached position, versatile accommodation and private outside space offer broad appeal to a variety of purchasers.

The accommodation comprises three bedrooms and a flexible layout, ideal for couples, small families, downsizers or those wishing to accommodate visiting friends and family. The single-storey design ensures all living space is arranged on one level, while the vaulted ceilings add a wonderful sense of character and individuality.

Externally, the enclosed rear garden provides a private space to relax and enjoy the outdoors, while off-road parking adds further everyday convenience.

The property is also well placed for exploring the wider Norfolk area, including the North Norfolk Coast, with its popular coastal villages, beaches and open countryside.

Whether you are looking for a characterful permanent home, a more manageable single-storey property or a countryside escape, Cartwheel Cottage presents an appealing opportunity. With its period charm, three-bedroom accommodation, enclosed garden, off-road parking and the advantage of no onward chain, early viewing is recommended.













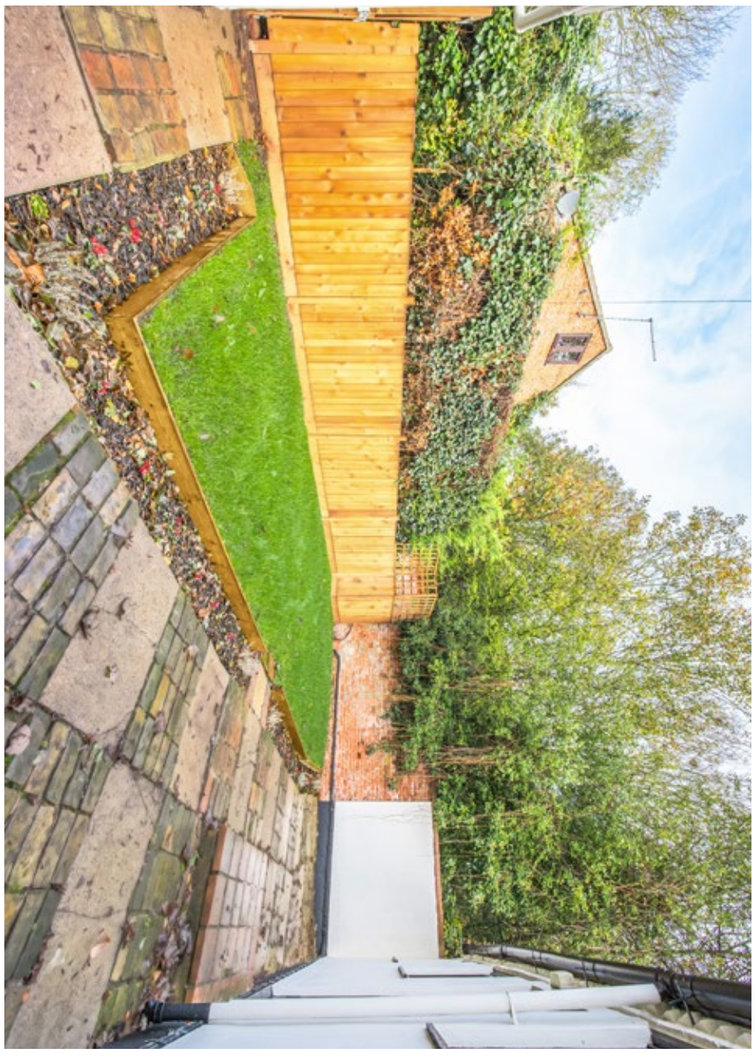




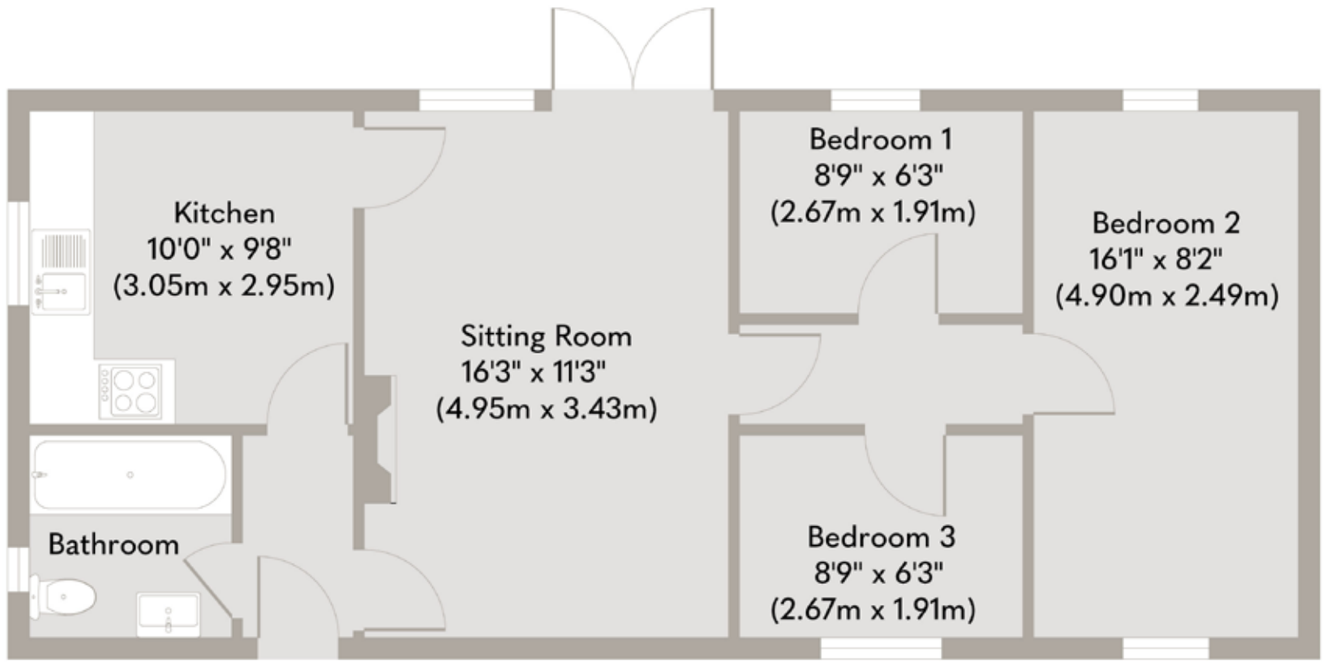
A characterful cottage offering the charm of period living with the ease of single-storey accommodation.











Approximate Floor Area
636 sq. ft
(59.12 sq. m)

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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Swanton Morley

LOCATED IN THE MIDDLE OF NORFOLK

Centred around the magnificent 14th century All Saints' Church, Swanton Morley is one of Norfolk's most appealing village settings, offering a lifestyle defined by community, countryside and convenience. Surrounded by open farmland and woven with quiet lanes and riverside walks, the village enjoys a wonderfully peaceful atmosphere whilst remaining exceptionally well connected.

Life here moves at a gentler pace. Morning walks along the River Wensum, paddleboarding through the summer months and evenings spent in one of the village's welcoming pubs all form part of everyday life. The village itself is particularly well served, with a convenience store and Post Office, doctors' surgery, garage, primary school, butchers and delicatessen all within easy reach.

At the heart of the community sits the impressive Village Hall and recreation grounds, set within nine acres of green space and home to a thriving calendar of events throughout the year. From theatre productions and quiz nights to seasonal celebrations and sporting events, there is a genuine sense of togetherness here. Football, cricket and bowls all play an active role in village life, with many residents gathering at Darby's or The Angel afterwards for food, drinks and social occasions. Both pubs are longstanding favourites within the village, known for their welcoming atmosphere, regular live music, events and popular dining.

Perfectly positioned in the heart of Norfolk, Swanton Morley offers easy access to Dereham, Fakenham and Norwich, making it ideal for those seeking the charm of countryside living without sacrificing connectivity or everyday amenities.









Note from Sowerbys



"Embrace village life in a charming detached cottage, full of character and individuality."

SERVICES CONNECTED

Mains water and electricity. Electric central heating. Shared septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9361-3932-4209-1307-3204

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: ///breakaway.drums.walls

AGENT'S NOTE

Please note, the fire in the images has been digitally added provided for illustrative purposes only.

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SOWERBYS

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