



THE STORY OF
Barnaway Cottage

Letheringsett, Norfolk

SOWERBYS



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Barnaway Cottage

Thornage Road, Letheringsett, Norfolk
NR25 7JQ

Lovingly Restored and Impeccably Maintained

Three Receptions

Three Bedrooms, Two Bathrooms

Stunning Gardens Overlooking
Rolling Countryside

Superb Garden Room with
Skylights and Garden Access

Characterful Brick and Flint Cottage

Peaceful Glaven Valley Setting

Close to the Georgian Market Town of Holt

Easy Reach of the North Norfolk Coastline

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



Barnaway Cottage is a timeless retreat set in the heart of the Glaven Valley, offering a rare blend of peace, privacy and connection to nature. Surrounded by wonderfully established gardens with views stretching across rolling countryside, the setting feels effortlessly rural yet remains remarkably accessible. From morning coffee on the terrace to long summer evenings accompanied by birdsong, this is a home designed for a slower, more considered pace of life.

Lovingly restored and meticulously maintained, the cottage combines beautifully preserved original features such as textured flint walls and warm timber detailing with naturally flowing accommodation.

The reception spaces are particularly well considered. A welcoming sitting room, complete with a character fireplace and a calm, inviting atmosphere, is ideal for quieter evenings. A separate dining room is perfect for entertaining family and friends. The kitchen is both practical and stylish, fitted in a classic country style and forms the hub of the home.

Beyond, the superb garden room addition is flooded with natural light from skylights above and opens seamlessly onto the garden, creating a wonderful connection to the outside.

Upstairs, the bedrooms provide comfortable and restful accommodation. The principal bedroom enjoys a peaceful outlook over the gardens, while the well-proportioned additional bedrooms offer flexibility for family, guests or home working. Each room continues the home's soft, neutral aesthetic, enhancing the sense of calm throughout. Both the first floor and ground floor bathroom are well-appointed and in keeping with the cottage's character, providing convenience and practicality for guests and day-to-day living.



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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The gardens are a particular highlight, generous, beautifully curated and framed by mature trees and planting. Sweeping lawns, wildflower pockets and tucked-away seating areas create a series of enchanting outdoor spaces, ideal for hosting, gardening or simply enjoying the ever-changing landscape.

Perfectly positioned, Barnaway Cottage is just a short drive or a pleasant walk from the Georgian market town of Holt, known for its boutique shops, galleries and independent cafés, while the North Norfolk coastline - with its wide sandy beaches and nature reserves - is also within easy reach.

A beautifully restored Norfolk cottage with stunning gardens, countryside views and a light-filled garden room, set in the Glaven Valley near Holt and the North Norfolk coast.

Letheringsett

WHERE HISTORY MEETS
COUNTRYSIDE CHARM

Letheringsett is a picturesque and historic village set in the heart of North Norfolk, offering a perfect balance of rural tranquillity and accessibility. Surrounded by rolling countryside, farmland, and the gentle meandering waters of the River Glaven, the village boasts a quintessentially English charm. Despite its peaceful setting, Letheringsett benefits from being just a mile from the popular Georgian market town of Holt, where a variety of independent shops, boutiques, galleries, cafés, and restaurants provide a vibrant local scene.

One of Letheringsett's most notable landmarks is its fully operational watermill, the last working watermill in Norfolk, which continues to produce traditional stone-ground flour. This historic site, along with the village's pretty flint cottages and scenic landscapes, contributes to its enduring appeal. The award-winning King's Head pub is another highlight, offering locally sourced food and a warm, welcoming atmosphere, making it a favourite among both residents and visitors.

The surrounding countryside provides excellent opportunities for walking, cycling, and wildlife spotting, with numerous footpaths leading through woodlands, meadows, and along the river. Just a short drive away, the renowned North Norfolk coastline offers breathtaking scenery, vast sandy beaches, and Areas of Outstanding Natural Beauty, including Blakeney National Nature Reserve, famous for its seal colonies and birdwatching. Nearby, the coastal villages of Cley-next-the-Sea and Wells-next-the-Sea provide charming harbours, artisan shops, and fresh seafood.

Letheringsett is a highly desirable location for those looking to enjoy the very best of Norfolk's countryside and coastline.



Note from Sowerbys



“Surrounded by wonderfully established gardens with views stretching across rolling countryside, the setting feels effortlessly rural...”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0370-2314-5640-2626-2131

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: ///maps.record.manly

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

