



WELCOME COTTAGE

The Street, Wiveton, NR25 7TH
Guide Price £995,000

BROWN & CO



WELCOME COTTAGE

The Street, Wiveton, Norfolk, NR25 7TH

DESCRIPTION

Welcome Cottage is a handsome brick and flint detached residence situated in the popular coastal village of Wiveton. Offering spacious accommodation over three floors and boasting four reception rooms, five bedrooms, three bathrooms and a wealth of character features including exposed beams and feature fireplaces, this property offers extremely flexible accommodation.

Welcome Cottage is approached via a gravelled driveway providing off road parking with a pathway leading to the side entrance. The south facing, delightful, mature, walled garden grounds are a wonderful feature of this property with sunny terraced areas, lawned gardens and a variety of mature trees, shrubs and flower borders. There is an outbuilding situated within the grounds which could be used for a variety of purposes (stpp). The property would benefit from modernisation and is offered with no onward chain.

LOCATION

Nestled on the peaceful banks of the River Glaven, Wiveton is a charming north Norfolk village celebrated for its unspoiled beauty and tranquil coastal setting. Wiveton offers the perfect balance of seclusion and accessibility. The village lies within the North Norfolk Coastal Area of Outstanding Natural Beauty, surrounded by rolling countryside, salt marshes, and scenic walking routes. Local highlights include the much-loved Wiveton Hall Café, renowned for its local produce and panoramic views, and the historic St Mary's Church, which stands at the heart of the village.

The north Norfolk coast offers superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is situated 27 miles away. There are trains to London Liverpool Street while Norwich Airport is a convenient worldwide gateway via Schiphol Airport.





SPECIFICATION

- Detached Brick & Flint Residence
- Popular Coastal Village Location
- Mature Garden Grounds
- Off Road Parking
- Outbuilding
- A Wealth of Character Features
- Exposed Beams & Feature Fireplaces
- Four Reception Rooms
- Five Bedrooms
- Three Bathrooms
- Kitchen/Breakfast Room
- Utility Room
- Two Cloakrooms
- Extremely Flexible Accommodation
- Would Benefit from Modernisation
- No Onward Chain

GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





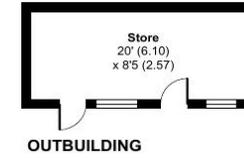
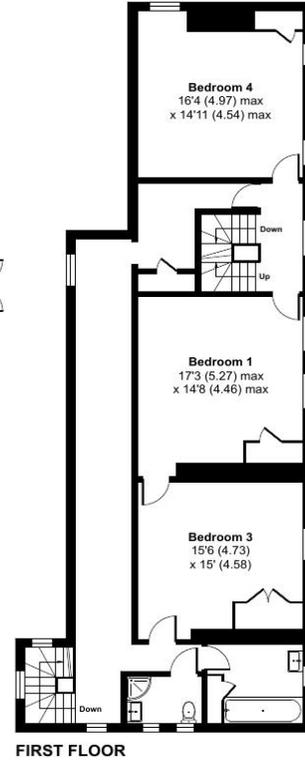
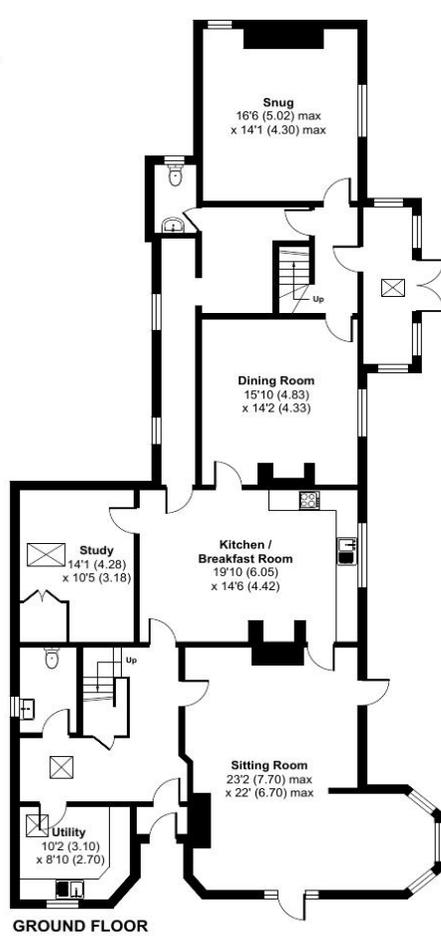
The Street, Wiveton, Holt, NR25

Approximate Area = 4211 sq ft / 391.2 sq m

Outbuilding = 169 sq ft / 15.7 sq m

Total = 4380 sq ft / 406.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	47 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brown & Co. REF: 1356205

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