



THE STORY OF

Cathedral Cottage

North Elmham, Norfolk

SOWERBYS

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Cathedral Cottage

Church Lane, North Elmham, Norfolk
NR20 5JU

Three Bedroom Semi-Detached Family Home

Wonderful Village Location

Sublime Views of the Anglo Saxon
Chapel Ruins of North Elmham

Four Reception Rooms

Modern Kitchen with Breakfast Bar

Parking for Several Cars on the Driveway

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“...such a unique location, surrounded by the old chapel ruins, the nearby woods and beautiful walks.”

North Elmham is eternally popular, and, taking a central position, Cathedral Cottage sits proudly next to the ruins of the village's Anglo Saxon chapel. This wonderful three bedroom period home once formed part of the George and Dragon pub which was originally built in 1783, and finally closed its doors in 1971, before being converted into two characterful cottages.

A much-loved family home, over the last 12 years the current owners have renovated the property throughout, whilst taking care to preserve its character and history. When entering the property not only are you greeted by evidence of the high standard of work carried out, but by a warming, homely sense which can only be found in a home as loved as this.



“It’s a relaxing, homely space. In such a quiet and peaceful location, any stresses of the day are soon forgotten once home.”





The two front reception rooms are almost open-plan, with only the central staircase remaining to suggest a divide between the spaces. In removing the wall separating the two rooms, our sellers have created a space filled with light from both sides, giving a sense of space to both rooms. To one side, the dining room is positioned next door to the modern, newly fitted kitchen. The breakfast bar is the perfect spot to enjoy your morning coffee while taking in the lovely views of the garden.

The sitting room to the other side provides a cosy space to the front, the ideal place to curl up in front of the fire and watch a film. To the other end of the room, the library is a quiet spot to relax and get lost in a book. The light-filled garden room to the rear opens out to the patio.

Upstairs, there are two double bedrooms and a smaller single room which is currently being used as a study. The principal en-suite is luxurious, with a freestanding bathtub, and a modern shower room perfectly serves the other two bedrooms. Due to the slightly elevated position of the house, both double bedrooms have wonderful views to the front, over the Norfolk countryside, whilst the views of the chapel ruins to the rear are simply stunning. A dormer window has been added to the loft space and, during the summer, our sellers love to climb out to watch barn owls hunting over the bank as the evening draws in.

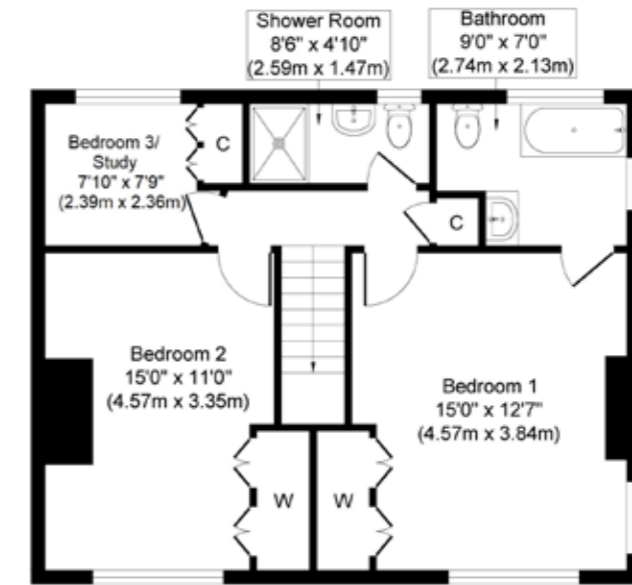


The peaceful, private garden to the rear has been cleverly designed so that you can sit in the sun no matter the time of day. The outbuilding to the side has been converted to provide additional storage space, and there's parking for several cars.

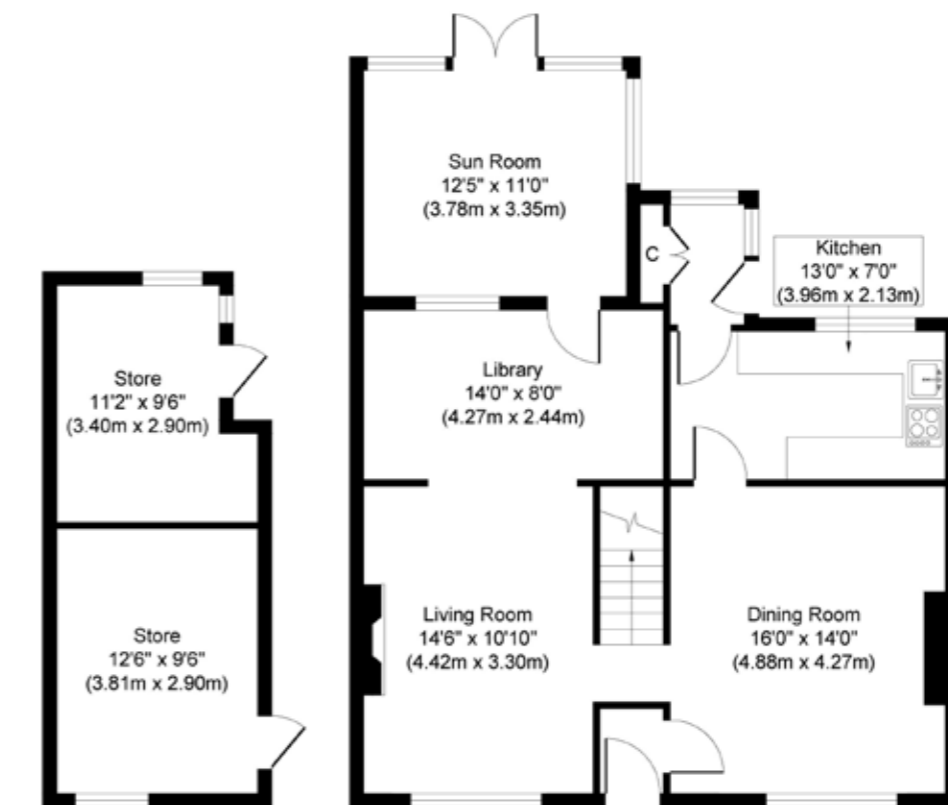
Whether it's a family home or a countryside retreat, our sellers' hard work means you can move into Cathedral Cottage and feel immediately at home.



“The garden attracts many birds - woodpeckers and nuthatches - a squirrel visits every morning for nuts and occasionally a muntjac can be seen grazing on the bank.”



First Floor
Approximate Floor Area
606 sq. ft
(56.29 sq. m)



Outbuilding
Approximate Floor Area
215 sq. ft
(19.97 sq. m)

Ground Floor
Approximate Floor Area
787 sq. ft
(73.11 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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ALL THE REASONS



North Elmham

IN NORFOLK
IS THE PLACE TO CALL HOME



Lying on west bank of the River Wensum, North Elmham has the Medieval church of St Mary, which stands

next to the grounds of the old cathedral and the ruins of the Bishops Chapel close by.

There is a primary school, pub, doctor's surgery, post office and tea room, tennis club and a convenience store. Dereham is approximately five miles away, a busy market town, with a good range of shops, restaurants and cafes. There is also a golf course, swimming pool, secondary schools, hospital and a cinema.

Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on an ancient road with 1,000 Roman coins

discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Youngsters will relish a trip to Starlings toy store, and Roys department store, a family run business since 1895, is a one-stop shop for just about everything you need.



Note from the Vendor



North Elmham chapel ruins

“The ruins are fantastic for the keen historian, or for a game of hide and seek, and it is great fun to be the first to go sledging in the snow down the hills.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0061-2191-7070-2107-4155

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: ///dignitary.laptops.linguists

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SOWERBYS



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