



THE STORY OF

Mulberry House

Titchwell, Norfolk

SOWERBYS

An aerial photograph of a large, red-brick Georgian farmhouse with a dark blue roof and multiple chimneys. The house is surrounded by lush green lawns, trees, and a well-manicured garden. In the background, there are rolling green hills, a large body of water, and a distant coastline under a clear sky. The image is used as a background for the text overlay on the left side of the page.

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Mulberry House

Main Road, Titchwell,
Norfolk, PE31 8BB

Georgian Farmhouse

Set in Approximately Two Acres (STMS)

Six Bedrooms

Five En-Suites

Upstairs Views Over Nature Reserve

33 ft Reception Room

Orchard

South-Facing House and Gardens

Outbuildings

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“...this room sets the tone: substantial without imposing, comforting yet practical.”

Built some 300 years ago to be the hub of a large and busy coastal farm, this six bedroom redbrick house has evolved over the centuries to become what it is today, an idyllic family home in a delightful setting.

Whilst there is a central, and more formal, front door, this is a farmhouse in Norfolk so of course it is entered via the kitchen door, the closest to the garage and parking. This room absolutely sets the tone for the rest of the property; being substantial without imposing, comforting yet practical. Of course there is an Aga at one end, the double butler’s

sink overlooks the drive so you can see who is coming and going, and there is a large walk-in pantry. There is ample space for a family sized breakfast table and, possibly its best feature come the winter time, a raised open fireplace.

Whilst not completely open plan, there are no doors to the drawing room next door, and these two rooms flow together very naturally. At 33ft, the drawing room has formal proportions, yet at the same time, with a raised fireplace mirroring that of the kitchen, feels cosy and incredibly welcoming.





Beyond the drawing room is what we might describe as the central entrance hall, with the front door out and the staircase leading up. This space has been given the double utility of also being the more formal dining room, ideal for those larger family gatherings when the kitchen table simply won't do!

Venturing further, there is a very generous double bedroom suite with its own door out to the garden, making it perfect for guests or grandparents alike. Finally, at the far end, there is the business part of the house, with a large laundry room and access down to the wine cellar.

Upstairs, a full length corridor links all the accommodation as well as providing panoramic, elevated views over Titchwell Nature Reserve and the coast beyond, from its seaward-facing windows. On the first floor there are four large double bedrooms, three with en-suites, and all with wonderful southerly views over the gardens and open farmland beyond.

The principal bedroom suite is at the eastern end and has a vaulted ceiling, a large dressing area and, of course, a sumptuous bathroom suite. A further set of stairs take you up to the second floor and bedroom six, which also has fantastic views of Thornham and the coast westwards.







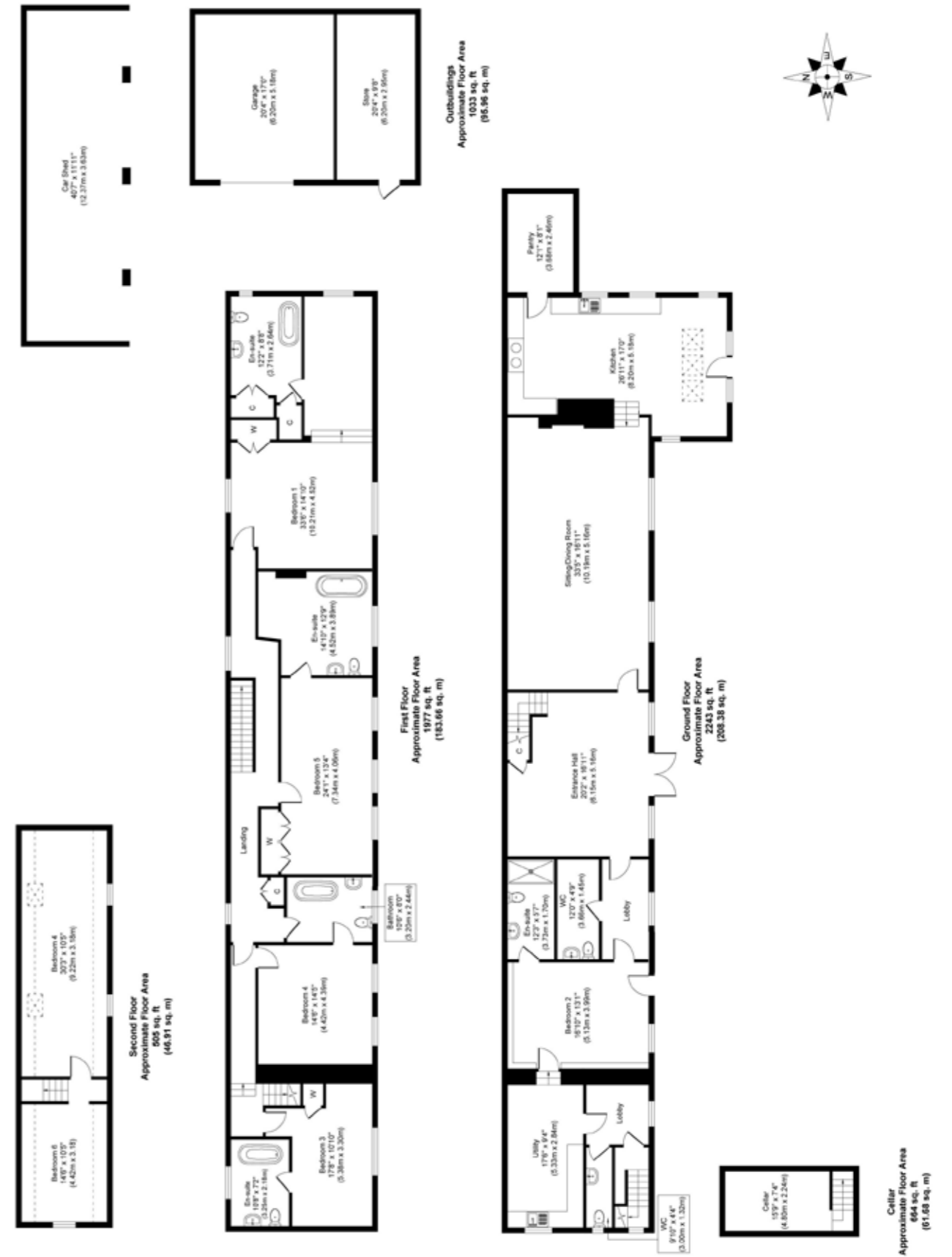
The gardens and grounds sweep around the southern side of the house. There is an array of garages and brick outbuildings, as well as a small cloistered courtyard immediately off the kitchen, which is perfect for outdoor entertaining and barbecues which the British weather cannot spoil! There are three patioed areas which follow the sun around, an orchard, a ha-ha and two sides remain of what was once the kitchen garden. There is ample gravelled parking for several cars and in all the house sits in a little under two acres (STMS).

Properties such as Mulberry House are incredibly rare along the coast: the interior space is elegant and generous but at the same time incredibly practical and really does conform to modern day living expectations. Its gardens are an absolute delight to young and old, but also easy to manage. The house enjoys views over one of north Norfolk's most revered nature reserves whilst, at the same time, has southern light flooding its every room. It is the perfect home for a family to gather and enjoy each other's company.





“The gardens are an absolute delight to young and old...”



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.

ALL THE REASONS



Titchwell

IN NORFOLK
IS THE PLACE TO CALL HOME



Home to one of the finest RSPB bird reserves in Great Britain, Titchwell is a small coastal hamlet on the A149 coastal road between the two popular villages of Brancaster and Thornham. The Titchwell Marsh Nature Reserve is blessed with diverse habitats such as reedbeds, saltmarsh and fresh water lagoons. There is also a wide sandy beach offering extensive views across the Wash. Covering 515 acres, you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier 'sky dancing'.

There are two hotels in Titchwell, Titchwell Manor and Briarfields, both with good restaurants, and the extremely popular Thornham restaurant, The Orange Tree is around two miles away.

The church of St Mary the Virgin is a medieval parish church dating back to the 11th century and is situated next to the marsh on the north Norfolk coast. A beautiful feature of

this church is its round tower built with local flints.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, which is located just over five miles away.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Between Titchwell and the various surrounding coastal villages, you'll never have to travel far for amenities and you most certainly won't be short on beautiful locations to explore.



Note from Sowerbys



“From its seaward-facing windows there are panoramic, elevated views over the Titchwell Nature Reserve and the coast beyond.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref: 5600-1687-0922-2296-3573

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

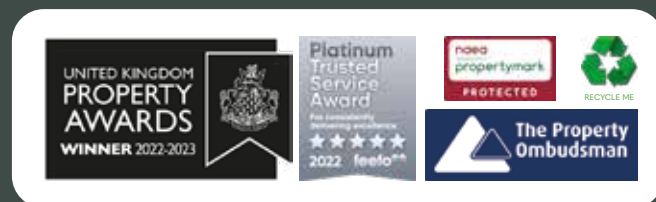
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AGENT'S NOTE

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