



THE STORY OF

# The Nest

*Titchwell, Norfolk*

SOWERBYS

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# The Nest

1 Gorleston Cottages, Main Road, Titchwell, Norfolk  
PE31 8BB

Traditional Period Cottage

Stunning Interior

Abundance of Entertaining Space

Cosy Sitting Room

Views Over Titchwell Nature Reserve

Countryside Views

South-Facing Garden

Rear Off-Street Parking for Two Cars

Period Features

Successful Holiday Let

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“A cosy cottage which is packed full of space, charm but has a distinct modern feel to it.”

With views over Titchwell Nature Reserve to the front, and open countryside to the rear, The Nest is located in a truly idyllic part of north Norfolk’s coastline.

Whilst the cottage retains its original ‘front’ door, it is naturally entered from the rear, and to the side. As you approach it through the garden, your first impression is one of anticipation that this is going to be something very different from many of the traditional

Victorian, brick and flint frontage.

On entering the cottage the two most striking aspects are the absolute abundance of living and entertaining space you have available and also, how incredibly light it is. With its lantern roof over and french doors out to that south-facing garden, this room is flooded with natural light. The space is completely open plan, but naturally separates itself into distinct areas.





Immediately to the rear of the home is a seating area where you can gaze out over the Norfolk countryside, perhaps watching the vast V-shaped skeins of wild geese flying over in the wintertime, or with the doors open in the summer, allowing a sea breeze to cool the room.

There is space for a dining table to comfortably seat six and then in the centre of the room is an elegant and contemporary kitchen which is both practical and, with its breakfast bar, an ideal spot to chat and catch up over your food prep.

Step through the double width doorway and you are transported into the very essence of a cosy cottage with a delightful and comforting sitting room. With a log-burning stove, set into the original fireplace, on one side and the exposed brickwork and timber frame on the other, this is the perfect place to cuddle up on a winter's eve after returning from a brisk walk along the beach.

A 'proper' staircase, not an often encountered 'Norfolk Winder', takes you upstairs where the space becomes more intimate. It has been divided into two with a sumptuous double bedroom to the front and behind this is an equally generous and stylish shower room. The bedroom has its original beams overhead and there's another wall of exposed brickwork, and there's a wonderful view out to the nature reserve to wake up to.



“Throw open the doors  
and let the sunshine in.”

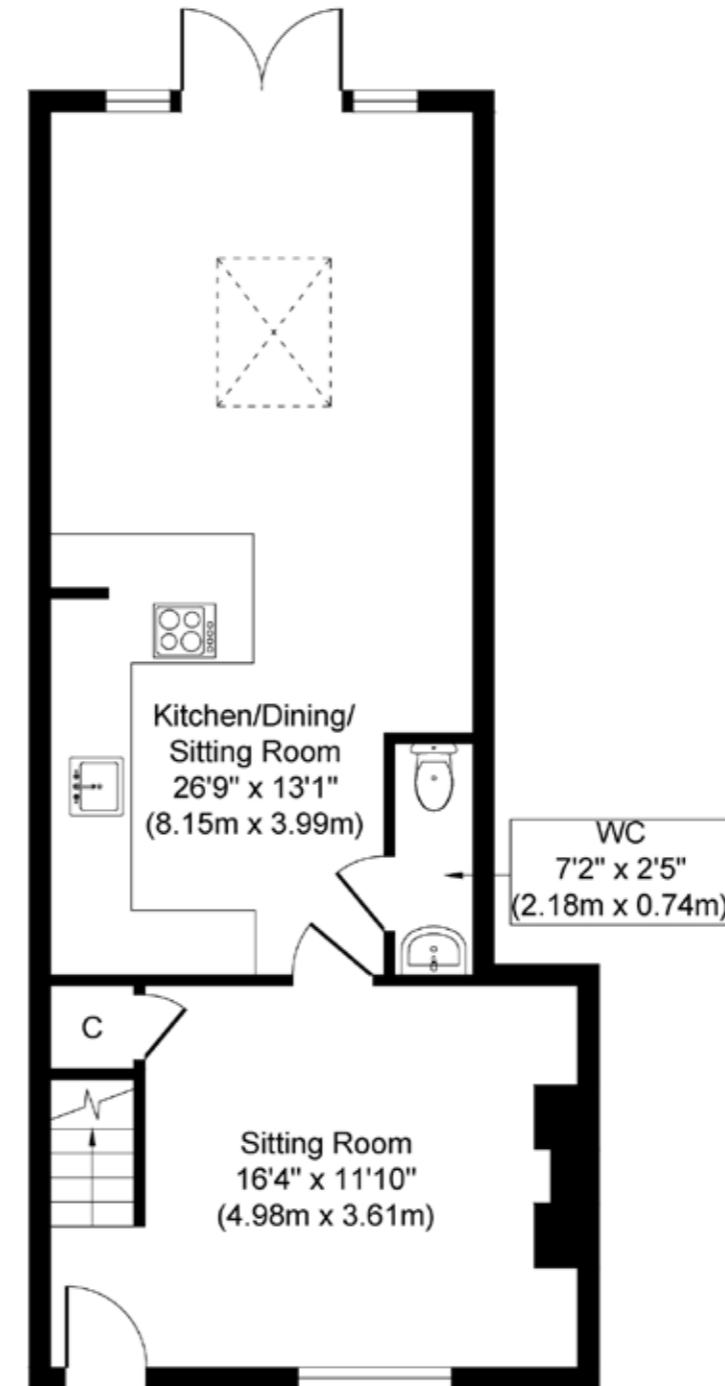




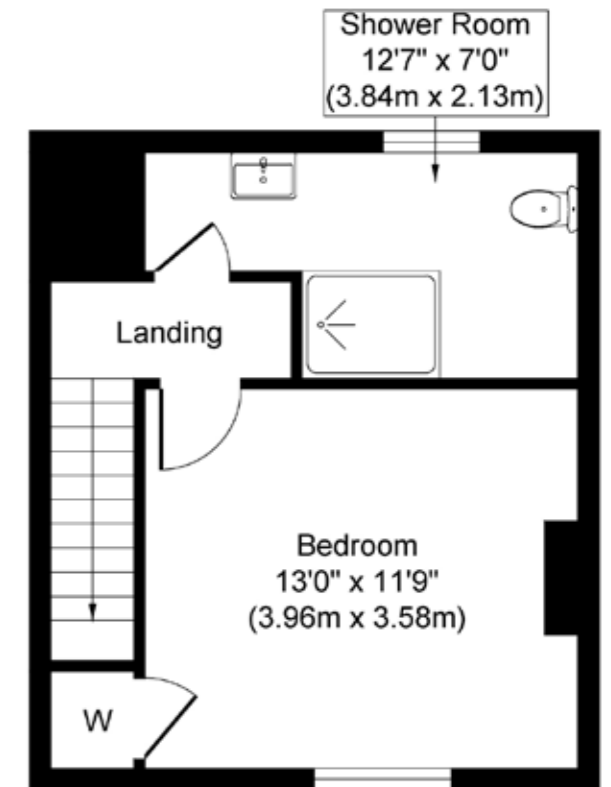
Outside the completely south-facing garden is open to the west and has a patio entertaining-area with built in barbecue, immediately off the rear of the cottage, whilst the remainder is laid to lawn. The rear is a gravelled space with off-street parking for two cars, a most-welcomed aspect of this home - give the popular location.

The Nest was completely refurbished and substantially extended two years ago by Forest Homes. They are known more locally for their incredibly attractive and traditional new homes, but also they have a reputation for sympathetic and stylish refurbishments and this is the perfect example of the latter. The attention to detail and the finish throughout is impeccable and it will come as no surprise that this has been an incredibly popular and successful holiday let for them.





**Ground Floor**  
**Approximate Floor Area**  
**548 sq. ft**  
**(50.91 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**312 sq. ft**  
**(28.98 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.

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



"There are walks right on your doorstep..."

SOWERBYS



### SERVICES CONNECTED

Mains water, electricity and drainage.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 4809-8322-0000-1047-1202

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: ///workers.dumplings.case

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# SOWERBYS



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