



THE STORY OF

Guest House

Guestwick, Norfolk

SOWERBYS

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Foulsham Road, Guestwick,
Norfolk, NR20 5RR

Enchanting Three-Bedroom Semi-Detached
Property in a Picturesque Countryside Setting.

Welcoming Dining Room with Hardwood Floors
and a Charming Brick-Built Fire Surround

Spacious Kitchen with Access to the Rear Garden

Convenient Utility Room and Downstairs Shower

Cosy Sitting Room with a Log Burner and
Captivating Large Wooden Feature Beams

Three Double Bedrooms, each Offering
Stunning Countryside Views

Garden with Stone Patio Seating, Plus a Hidden
Pod and Wildflower Garden for Creative Escapes

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“You have the most peaceful and
picturesque views from the upstairs
windows.”

Located in the small village of
Guestwick, this enchanting semi-
detached property is nestled amidst open
countryside, offering a perfect blend of
rustic charm and modern comfort.

As you enter the property, you're greeted
by a warm and welcoming dining room
adorned with beautiful hardwood floors
and a modern fireplace surround. The
current owners have poured their hearts
into restoring this home to its former
glory. Adjacent to the dining room

you will find a sleek, spacious kitchen,
providing ample space and storage.
Adding practicality to the ground floor
there is a utility room and downstairs
shower, making it convenient to freshen
up after rainy countryside walks.

To the front of the property lies a
charming sitting room exuding cosiness,
featuring a log-burner set into a restored
brick-built surround, and rich large
wooden beams, creating a captivating
ambiance.



Going on to the first floor; you'll find three double bedrooms, each with their own window overlooking the countryside. The modern bathroom offers a spa-like experience; using muted tones to create a relaxing environment, where you can indulge in a luxurious bath or revitalise yourself under the waterfall shower.



Outside, the Guest House garden beckons you to unwind and revel in the beauty of the nature surrounding you. Wander along the gravel pathway, inhale the fresh country air, and find serenity on the stone patio seating area. As the day turns to dusk, bask in the warm glow of the industrial-style wall lights, creating a cosy ambiance perfect for starlit nights.

The property offers ample parking space for several cars at the front, ensuring convenience for you and your guests.

“Our house has been a haven where we were able to switch off from work ”

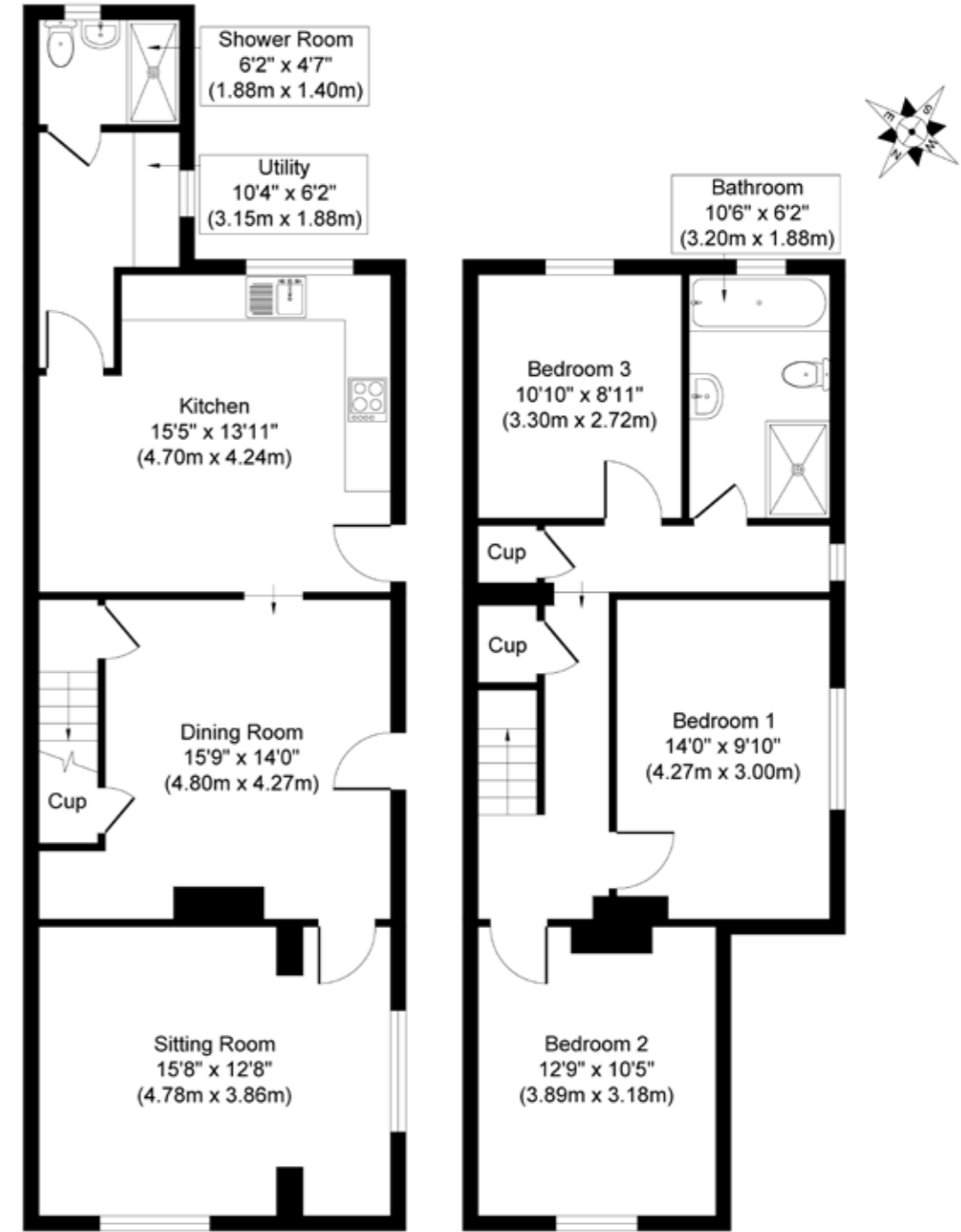




But there's more to explore! Beyond the Guest House lies a hidden gem—the Pod and Wildflower Garden. Venture through a separate gate to discover your private sanctuary amidst an array of vibrant wildflowers. The pod awaits, providing the perfect space for creativity or a peaceful retreat, where you can escape the world and immerse yourself in the beauty of nature.

“All the rooms are cosy and tranquil”





Ground Floor
Approximate Floor Area
705 sq. ft
(65.49 sq. m)

First Floor
Approximate Floor Area
571 sq. ft
(53.04 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



Guestwick

IN NORFOLK
IS THE PLACE TO CALL HOME



Welcome to Guestwick, a quaint and picturesque village nestled close to Wood Dalling in the countryside. Steeped in history, the village boasts the

Old Station House, a charming reminder of its past as part of the Midland and Great Northern Railway.

In this delightful village, you'll find all the necessities close at hand, with local shopping options readily available in the nearby market town of Reepham.

Just a short eight-mile journey northward leads you to the Georgian market town of Holt. Here, you'll discover a vibrant atmosphere with an array of restaurants, pubs, shops, and galleries to explore. Holt is also proud to be home to Gresham's Pre Prep, Preparatory, and Public Schools, adding to the appeal for families seeking top-notch education for their children.

Beyond Holt, the coastal village of Blakeney

awaits, inviting you to immerse yourself in its narrow streets and flint-faced houses. Embrace the natural beauty of the marshes and beaches, where sailing, seal trips, bird watching, and various leisure pursuits await, promising unforgettable moments in nature.

Looking to venture further afield? The cathedral city of Norwich awaits just 27 miles to the south-east. As a bustling hub, Norwich boasts a mainline railway station, with London Liverpool Street just a 100-minute journey away, ensuring you're well connected to the capital. For those with a touch of wanderlust, Norwich International Airport to the city's north opens up a world of travel opportunities.

Discover the charm, tranquillity, and convenience that Guestwick and its surrounding towns have to offer. Whether you seek a peaceful village retreat or an exciting exploration of Norfolk's delights, this idyllic location promises a lifestyle filled with character and possibilities.



Note from the Vendor



Aerial shot of the property.

“Fact about this property is that it was part of the former Midland and Great Northern Railway”

THE VENDOR



SERVICES CONNECTED

Mains water, gas and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 9437-1826-9200-0532-7222

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: ///response.juices.loudness

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