



THE STORY OF

# Station Cottage

*Guestwick, Norfolk*

SOWERBYS

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# Station Cottage

Foulsham Road, Guestwick,  
Norfolk, NR20 5RR

Charming Countryside Retreat

Open-Plan Lounge Diner

Luxurious Family Bathroom with Free-  
Standing Bath and Double Walk-In Shower

Three Delightful Bedrooms Offering  
Picturesque Countryside Views

Enchanting Outdoor Space with Stone Patio,  
Fruit Trees and Wild Flower Garden

Underfloor Heating and Wi-Fi Speakers

Versatile Ground Floor Layout

Convenient Gravelled Parking Area

Spacious Shed with Power and Lighting

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“Modern, peaceful and the countryside views are what we enjoy most about this home.”

Station Cottage truly embodies the essence of countryside living, offering a captivating retreat for its residents. From the moment you step inside, you are enveloped by a blend of modern elegance and timeless charm.

The open-plan lounge/diner serves as the heart of the home, creating a warm and inviting space for gatherings with loved ones. The travertine stone flooring, coupled with underfloor heating, ensures comfort and luxury as you move through the space. The interplay of natural light from front-facing windows and the allure of the enchanting garden through rear bi-folding doors enhances the ambiance.

Within the lounge, a fitted bookcase/display adds sophistication and provides an opportunity to showcase cherished possessions. Convenient fitted shelving, storage, and drawers offer practicality and organisation, while down-lighters create a cosy atmosphere. The designated area for coats and belongings keeps everything tidy, and the shelved under stairs cupboard ensures easy access to essentials. This versatile room also accommodates a ground floor bedroom, playroom, or study, catering to the needs of a growing family or providing a dedicated home office space.



Ascending to the first floor, you are greeted by a welcoming landing lounge, bathed in natural light through a skylight window. This lounge area offers a peaceful spot to unwind and relax.

The family bathroom is a true sanctuary of luxury and comfort, designed with meticulous attention to detail. The free-standing bath, equipped with wall-mounted central taps, invites moments of relaxation and tranquillity. The double walk-in shower with a waterfall shower-head and separate attachment elevates the bathing experience to a spa-like level. Twin hand basins with cupboards underneath

“The bi-fold doors in the lounge make this space feel more light and airy.”

add an element of sophistication to the space. The large sky lantern window floods the room with natural light, accentuating the elegant Karndean herringbone flooring.

The three bedrooms offer picturesque views of the surrounding countryside and lush gardens. The rear-facing bedroom provides delightful vistas of gardens and fields, while the front-facing bedroom offers an idyllic view over the countryside.





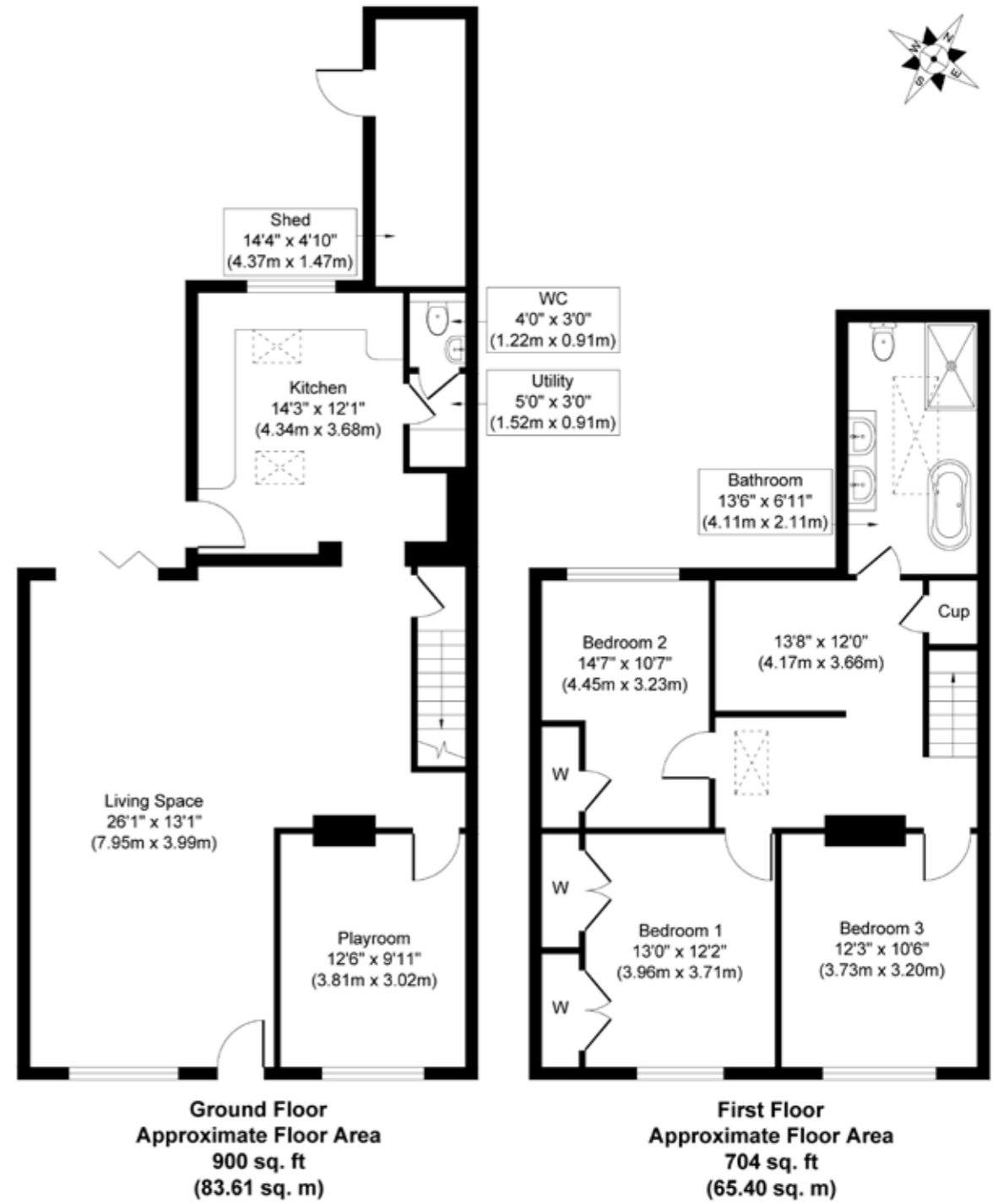
Outside, the cottage's exterior is a harmonious blend of relaxation and nature's beauty. The front features a gravelled parking area for easy access to vehicles and a designated bin storage area to maintain a tidy and organised space.

To the side of the cottage, an inviting undercover area with wood panelling and raised beds provides a peaceful spot to unwind and indulge in gardening activities. The stone patio area, complete with an irrigation system, invites you to enjoy al fresco dining and serene moments in nature. Established fruit trees, hedging, and fencing adorned with climbing roses add charm and privacy to the garden.

A door leads to a spacious shed with power and lighting, offering ample storage for outdoor essentials and creating an ideal workshop for hobbies.

Station Cottage is a place where every detail has been carefully crafted to provide a delightful and enchanting living experience. It promises to be a cherished haven for those seeking a tranquil and elegant countryside retreat.





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



Drone image of the surrounding field.

“We have enjoyed family bike rides locally, Foxley woods and Sheringham for the beach.”

THE VENDOR



SERVICES CONNECTED

Mains water, electric and gas. Heating via 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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# SOWERBYS



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