



THE STORY OF

Crow Cottage

Sustead, Norfolk

SOWERBYS

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Crow Cottage

Sustead, Norfolk,
NR11 8RU

Brick and Flint Elevations

Four to Five Bedrooms

Extensively Renovated and Extended

Newly Fitted Kitchen and Bath/Shower Rooms

Meticulous Attention to Detail Throughout

Elegant and Stylishly Designed

Immaculate Landscaped Gardens

Ample Off-Road Parking

Idyllic Village Setting

Five Miles from Coastline

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“ We renovated the property throughout ourselves. ”

Crow Cottage is a handsome residence that offers a wonderful opportunity and lifestyle nestled in the pretty and traditional village of Sustead in a designated Area of Outstanding Natural Beauty.

Originally built and commissioned to an individual design in the early 1990s this fine, detached home celebrates all that is Norfolk in terms of style and architecture with ornate brick and flint facade, set under a pantiled roof.

The present owners have now extensively enhanced, renovated and extended this delightful residence with great skill, style, and meticulous attention to detail to create a distinguished home that perfectly champions the areas architectural heritage whilst embracing a modern and efficient lifestyle.

Carefully retaining the properties features the current owners subtly

extended it to the rear on both ground and first floor to establish a sizeable home that approaches 2,000sq ft. Completely overhauled internally the property now boasts a stylish and elegant interior along with new windows and doors throughout, luxurious bathrooms and a spectacular kitchen/dining room.

A storm porch set on oak pillars sits over the front door which leads in a central hall. Reclaimed pamment tiles on the floor and exposed beams to the ceiling immediately set the tone and quality of this fine home. Off the hall a perfectly placed study provides the all-important home office area whilst also providing a flexible fifth bedroom.

A fantastic 21' dual aspect, formal sitting room features a decorative brick open fireplace and creates a spacious yet homely area for entertaining.



The innovative rear extension has created an exceptional lifestyle area that seamlessly combines a flexible reception area, kitchen, and dining space. This remarkable space is filled with natural light and views over open countryside thanks to windows to two sides, sliding doors onto the rear terrace and Velux window to the dining area. The kitchen features an extensive range of shaker cabinetry capped in solid oak worktops and a central breakfast island with a crisp quartz worktop. The kitchen comes with a suite of brand-new integrated appliances. The kitchen flows through to a spacious dining area which has direct access onto the rear terrace and garden.

“Quiet village setting over looking farm land to the rear.”

The ground floor accommodation is completed by a guest WC and utility area.

The first-floor accommodation is very well-balanced with four double bedroom and three bath/shower rooms. The opulent principal bedroom features a luxuriously appointed bath and shower room whilst a second principal/guest bedroom comes with an en suite shower room.

Bedrooms three and four are served by a family sized bathroom which is finished to an exacting standard.



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.

The quality and meticulous attention to detail continues on the outside of the property with freshly landscaped gardens that provide a delightful environment to enjoy. A shingle laid driveway leads to a front courtyard area with ample parking options and is flanked by freshly established beds and borders.

To the rear of the property is a generous garden that features a spacious, paved sun terrace that looks out over a fresh lawn and to the countryside beyond. Panelled fencing encloses the garden on each side whilst the rear boundary is currently open to ensure fabulous views over rolling countryside.

This superb residence sits in a wonderful village location in Sustead, which is perfectly placed close to the North Norfolk coast and the towns of Sheringham and Cromer.



ALL THE REASONS



Sustead

IN NORFOLK
IS THE PLACE TO CALL HOME



Steeped in history and featuring an eclectic mix of period cottages, barns and farmhouses, Sustead is a small village in north Norfolk, close to the coastal towns of Sheringham and Cromer, and 18 miles north of Norwich, with its rail connection to London and the rest of the country.

Sustead church, St Peter and St Paul is a pretty building that stands to the west of the village with a lovely round tower. The famous architect and landscape designer, Humphry Repton (1752-1818), lived much of his life in Sustead, and with one of his most notable projects being Sheringham Hall and Park.

Countryside walks are in abundance locally, whilst Felbrigg Hall and Estate, a National Trust treasure, is just two miles away.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy

to see why Cromer, which is just five miles away, has perennial appeal to many.

Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from the Vendor



Showcasing the view out onto the garden and kitchen extension.

“Bought the property in 2021 to renovate and extend”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil central heating. Drainage via sewage treatment plant.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2201-9315-0422-3020-0793

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: ///cooter.hindered.chap

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SOWERBYS



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