

THE STORY OF

Reading Room Cottage

Swanton Novers, Norfolk

SOWERBYS

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Reading Room Cottage

The Street, Swanton Novers,
Norfolk, NR24 2QY

Rural Location

15 Minutes Drive to Both Holt and Fakenham
Pub and Shop 1 Mile Away in Melton Constable

Gorgeous Field Views

Character Cottage

Two Bedrooms

One Bathroom and a WC

Beautifully Kept Garden

Off-Road Parking for Two Cars

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“In the winter, my favourite spot is in the large sitting room, in front of the fire...”

Incredibly well hidden within the centre of the village, this end-of-terrace cottage has wonderful views across the neighbouring fields with access to some stunning woodland walks nearby too. Swanton Novers is an incredibly pretty rural village that has a strong community and is a haven for wildlife. It is ideally located between Holt and Fakenham, where either destination is within a 15minute drive, but for immediate access to a shop or pub you would head into Melton Constable or Briston, where the former is just about a mile away.

Reading Room Cottage bookends this period terrace with the original 18th Century reading room, from which it is aptly named. There is a large double car port and outbuilding that abuts the country lane, but from there we walk through the beautifully kept private garden that twists up the pathway in seclusion, giving way to the phenomenal field views at the top, to find the cottage sitting proudly. A colourful lawned garden greets you, and a patio seating area makes the most of delightful views over adjoining paddocks. To the rear of the cottage, there's a paved courtyard and storage area.





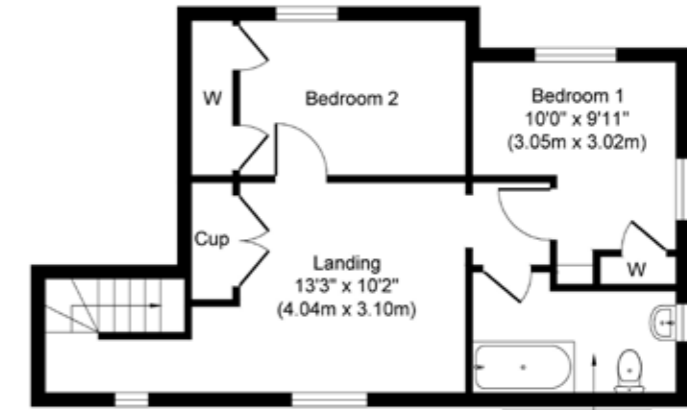
The cottage is incredibly light and airy, a characteristic that the large sitting room captures brilliantly with its southern aspect, and the addition of a dining room, as well as a study, really helps create a great sense of space in this cottage, whilst again offering more options for storage. There are two bedrooms and a bathroom upstairs, all off from the very large landing that was once made up to cater for a third bedroom. Without the need of a third bedroom, the current owners opened out the landing to allow in the floods of light and again, create a great sense of space, but of course this could always be reinstated.

Reading Room Cottage is a wonderfully kept and well presented cottage which not only boasts brilliant character, but also a great space outside and some incredible field views.

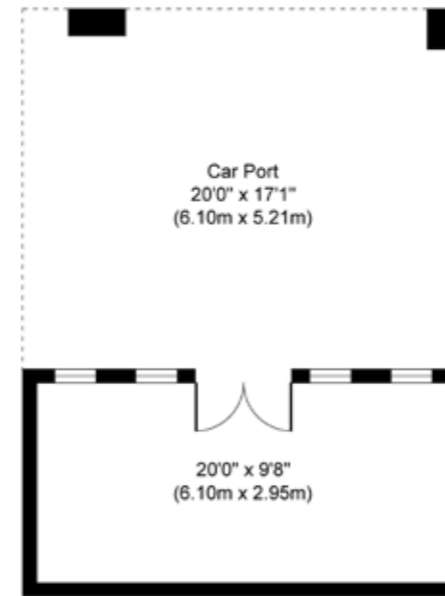
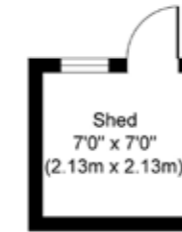




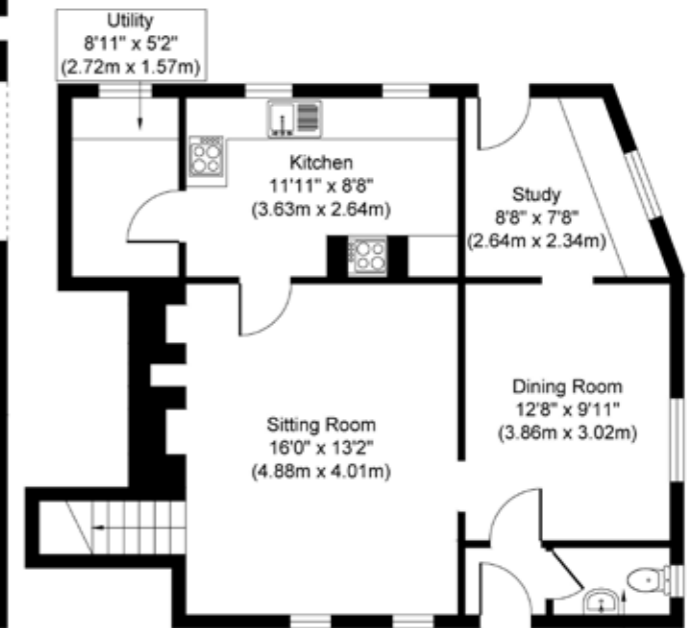
“I’ve found a more peaceful lifestyle here. It’s nice to be outside as much as possible.”



First Floor
Approximate Floor Area
440 sq. ft
(40.87 sq. m)



Outbuilding
Approximate Floor Area
193 sq. ft
(17.93 sq. m)



Ground Floor
Approximate Floor Area
660 sq. ft
(61.31 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

Swanton Novers

IN NORFOLK
IS THE PLACE TO CALL HOME



An enviable location in north Norfolk, Swanton Novers is a picturesque and attractive small village in a secluded area,

just to the west of Melton Constable and about six miles south of the Georgian market town of Holt.

There's a village hall, a church, holiday accommodation for beautiful retreats and the village is also surrounded by meadows and woodlands.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

The cathedral city of Norwich is just 24 miles distant from Swanton Novers. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



“I love the views over the fields, it's quiet and peaceful, yet in the centre of the village.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2568-5077-7226-2754-2924

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: ///swooned.level.swimsuits

AGENT'S NOTE

There is a flying freehold where some of the stairs of the subject property extend over the ground floor accommodation of the neighbouring property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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