



THE STORY OF  
**Tremara**  
*Wiveton, Norfolk*

**SOWERBYS**



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# Tremara

The Street, Wiveton,  
NR25 7TH



Unique Single Storey Dwelling with  
Garage and Off Road Parking

Over 0.5 Acres (STMS) of Undulating Grounds

Great Scope for Refurbishment

Private and Discreet Setting, with Walking Access to  
Blakeney and Cley, including Cley Nature Reserve

Designated Area of Outstanding Natural Beauty



Single storey, lateral accommodation and garaging extending to around 1,650 sq. ft. with endless potential for enhancement, set in wonderfully established grounds of around 0.5 acre (STMS) and located in the heart of Wiveton, just off the coast.

Whilst it would be more than fair to say the property would now benefit from extensive renovation, it offers a rare opportunity to adapt and enhance into a personalised home, hidden in the 'golden triangle' between Blakeney and Cley in the north Norfolk Area of Outstanding Natural Beauty.

'Tremara' in Wiveton comes to the open market for the first time in over thirty years. A much-loved and cherished home, with gardens which have been beautifully cultivated and provide a discreet and private haven so close to the north Norfolk coastline.

Presently there are four bedrooms served by a family bathroom, an open-plan sitting room through to a dining room which spans over 36' in length, a sunroom, kitchen/breakfast room, separate utility/boot room, and a WC.

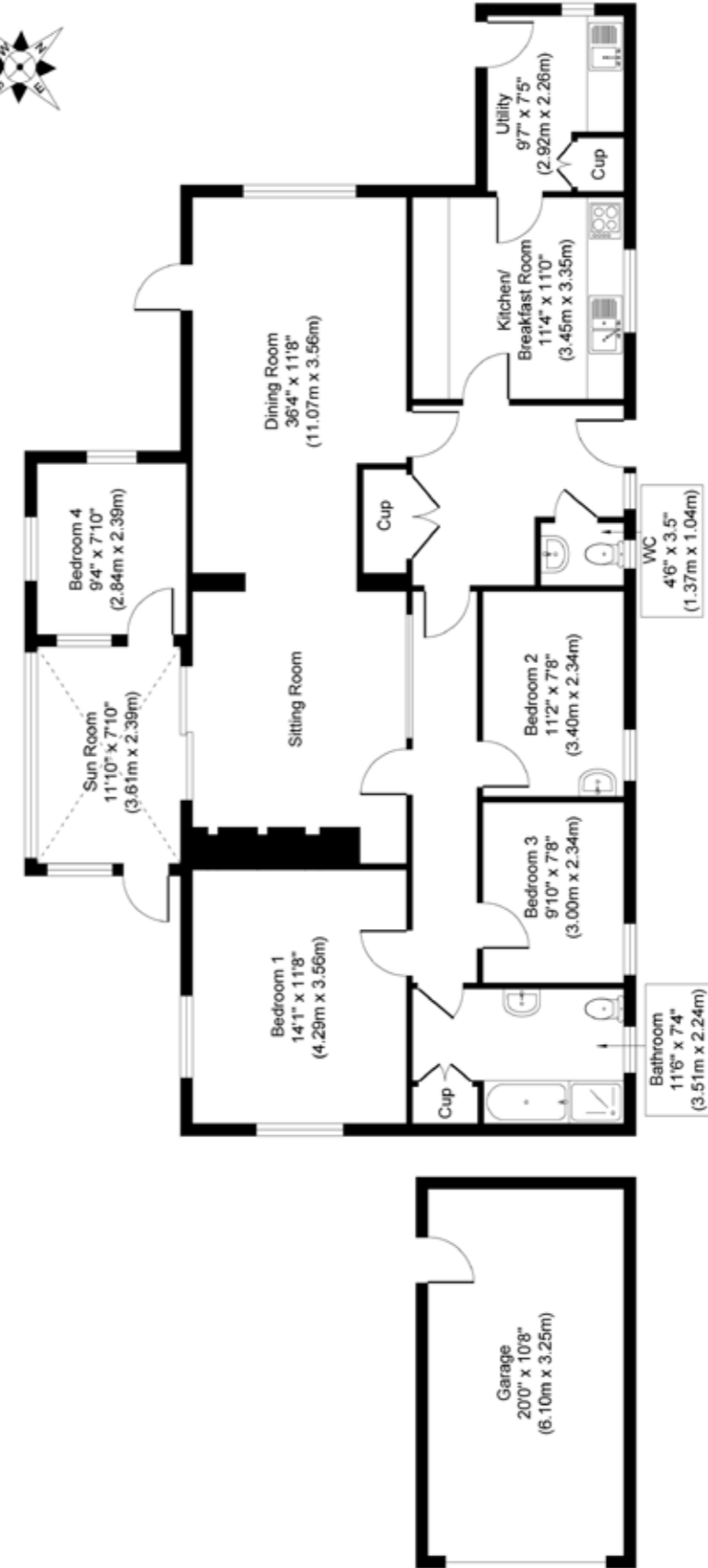
**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com

What makes 'Tremara' such a unique offering is its glorious plot and location, situated within walking distance of the internationally important Cley Nature Reserve.

The gardens extend to just over 0.5 acre (STMS), with sprawling lawns meandering gently through a wide variety of trees and shrubs, whilst mature, soft boundaries create an attractive sylvan back drop.

A raised sun terrace sits off the rear of the property and is perfectly placed to admire and enjoy all the garden has to offer.

The garden is a haven for the abundant local wildlife with trees and substantial hedgerow boundaries that encourage wildlife activity.



**Approximate Floor Area**  
1446 sq. ft  
(134.33 sq. m)

**Garage**  
**Approximate Floor Area**  
213 sq. ft  
(19.78 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

# Wiveton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated on the west bank of the River Glaven, Wiveton is just a couple of miles inland from the north Norfolk coast, within an Area of Outstanding Natural Beauty. Until the 17th century, the River Glaven was navigable and Wiveton was a port. The outline of the former harbour can still be seen in the fields between Wiveton and Cley. Today, the village's charming lanes are lined with quaint cottages and quintessential brick and flint homes, giving a distinctly Norfolk feel. The Wiveton Bell, incredibly popular with locals and visitors alike, serves tasty, locally sourced food. Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great destination throughout the year.

Just two miles away, picture perfect Blakeney is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies. And if you feel like exploring further afield, the whole stretch of coastline is easily accessible from here.

Heading inland, The Georgian market town of Holt is about a ten minute drive, and is filled with independent businesses, bound together by a strong sense of community. 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.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life!

With this area of Norfolk offering the best of coast and countryside living, let us help you find your next Norfolk home.



Note from Sowerbys



“Tremara is nestled discreetly in the north end of the Glaven Valley Conservation Area. The marshes and the coastal path are a few moments’ walk away.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 0533-3029-9201-2867-8200

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 the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///chuck.infuses.views

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