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The  
Warren

THE STORY OF

# The Warren

*Syderstone, Norfolk*

SOWERBYS

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Websters Yard, Syderstone,  
PE31 8SJ

Victorian Cottage

Stunning Kitchen and Dining Room

Cosy Sitting Room

Two Double Bedrooms

Study/Potential Third Bedroom

En-Suite Bathroom

Upstairs Shower Room

Peaceful Central Village Location

South-Facing Secret Garden

**SOWERBYS BURNHAM MARKET OFFICE**

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“...a peaceful location with a great community presence.”

Set back within Websters Yard in the heart of this quiet north Norfolk village, The Warren is a delightful two/three bedroom cottage with a generous and private ‘secret garden.’

The cottage is entered to the side and from the entrance hall you are led into the centre of the property and its extremely welcoming dining room which, with its stylish lighting, limed wooden floor and contemporary décor, is somewhat of a surprise when set against the traditional brick and flint exterior. This theme is carried through the double doors into the very recently refurbished kitchen, which mirrors the dining room in its style but

respectfully retains the oak beam over the kitchen stove. These two rooms combine to create the perfect, sociable space for modern living.

Leading off the kitchen is a generous sitting room, decorated in warming hues of red and with a central log-burner forming the focus of this space and making this an ideal room for snuggling up after a wind-swept winter’s walk. However, with its almost ecclesiastical arched windows facing due south, this is also a room which enjoys an abundance of natural light. The home office, with a little more insulation, could very easily become a ground floor double bedroom.





As is the nature with many period cottages which have evolved over the decades, this cottage has the delightful quirk of two separate staircases.

The original 'Norfolk Winder' leads up from the sitting room into what is the largest of the two bedrooms, which also has direct access to the bathroom.

“The Warren has been a peaceful, comforting, and sociable home for us.”

The central landing, which is accessed by a more conventional staircase up from the dining room, provides access to the bathroom, a second double bedroom and also a shower room.

It is highly unusual for cottages of this age to have one bathroom upstairs let alone two and in addition, the landing space is so generous, there is enough space for a single bed and this area has occasionally doubled up as a sleeping space.



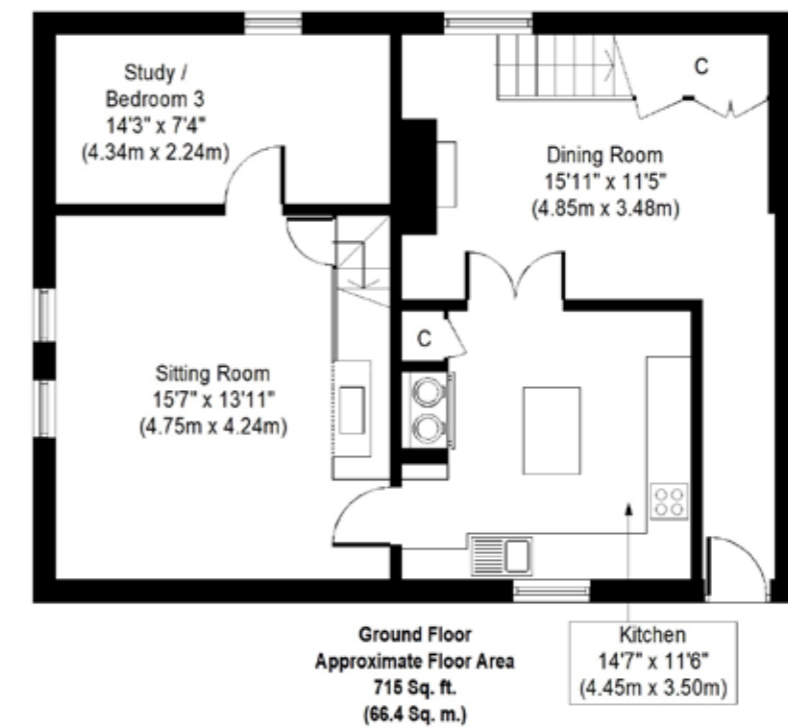
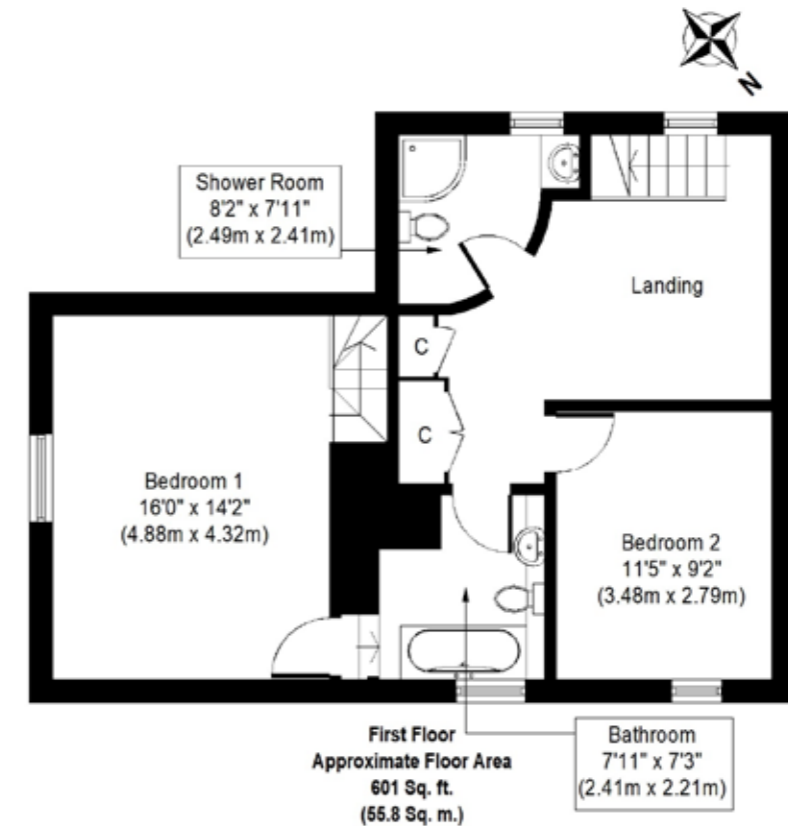
The 'secret garden' for The Warren is offset from the house and accessed via a hedged walkway past a couple of other cottages within Webster's Yard. Step through and close the gate behind you, and you enter a wonderfully private and delightful space. At the top there is a garden shed whilst the rest of the garden is laid to lawn, south-facing but open to both the east and west and totally private.



Being a little way from the house, this is a garden that would completely benefit from the addition of a summer house, and if you decided to supply it with water and power, you could easily spend your summer evenings here.



The Warren has been a very much-loved family home for many years, in that time it has been carefully attended to, maintained and, more recently, improved upon, but now with young family wanting to find their own homes it is time for others to enjoy the space and quirks of this delightful Victorian cottage.



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



# Syderstone

IN NORFOLK  
IS THE PLACE TO CALL HOME



Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creake. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away. There is also St Mary's - a 900 year old round-towered church.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles

away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from the Vendor



“One of our favourite features of the cottage is the arch windows in the sitting room.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via the log-burner and the rayburn in the kitchen, with an electric thermostat for hot water.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 2075-3027-5206-9097-8204

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: ///conveying.supporter.speech

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