



THE STORY OF

# 10 Main Road

*Titchwell, Norfolk*

**SOWERBYS**



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# 10 Main Road

Titchwell, Norfolk  
PE31 8BB



Semi-Detached Victorian Cottage

Sea and Countryside Views

Three Bedrooms

South Facing Garden with Outbuildings

Short Walk from Brancaster Beach



Located just a brief stroll away from Brancaster, this charming cottage stands as the very first cottage in Titchwell. It's a semi-detached gem, boasting off-road parking and a substantial south-facing garden, offering a perfectly balanced layout with three bedrooms.

Accessed from the rear through a well-maintained courtyard, the ground floor of the historic cottage features a rear kitchen/dining area and a front-facing living room, with the added convenience

of an adjoining modern downstairs bathroom.

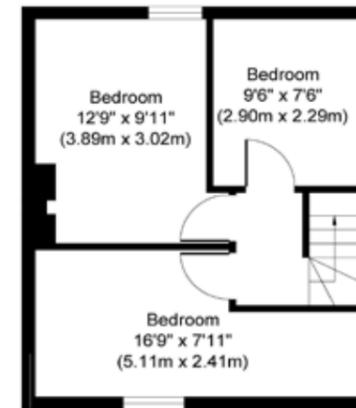
Ascending to the upper floor, you'll find three bedrooms, consisting of two doubles and one single. It's from this elevated vantage point that the true appeal of this cottage becomes evident. To the front, you're greeted with picturesque views of fields stretching towards the coastal waters. Meanwhile, at the rear, you can soak in sweeping vistas across unspoilt farmland.

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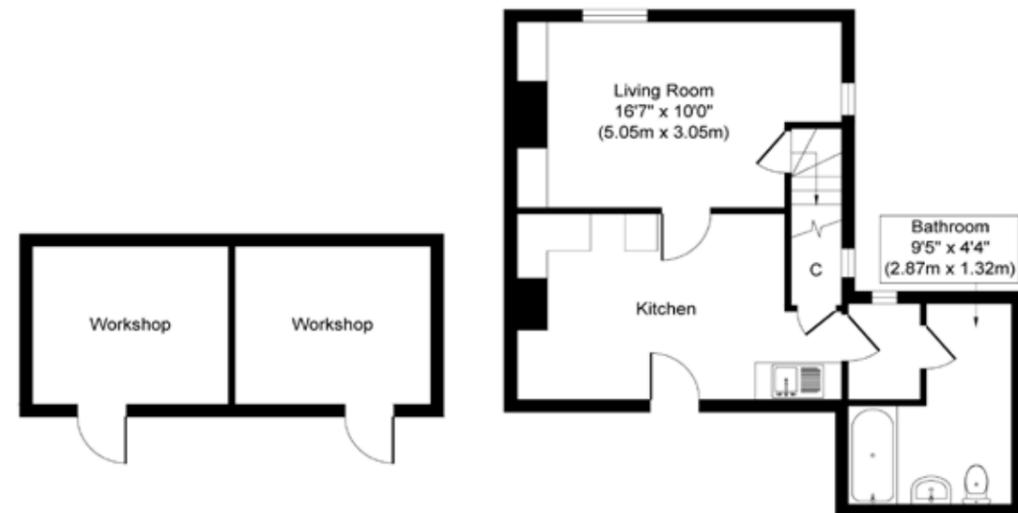
Situated behind the house, there's an outbuilding that once served as a wash house, coal storage, and an outdoor privy. This space offers the potential for seamless integration into the main house, adding valuable living area. Moreover, thanks to the generous plot width, there's room for a substantial side extension (subject to the usual planning consents), and the impeccably maintained south-facing garden exudes a sense of seclusion.



For many years, this property has been leased under an assured tenancy. Nevertheless, it's clear that previous occupants held it dear, evident in the excellent condition of both the house and the garden. This cottage brims with potential for those with vision and imagination, and the ever-unchanging, breathtaking views are a testament to its enduring appeal.



**First Floor**  
Approximate Floor Area  
337 sq. ft  
(31.30 sq. m)



**Outbuilding**  
Approximate Floor Area  
173 sq. ft  
(16.07 sq. m)

**Ground Floor**  
Approximate Floor Area  
429 sq. ft  
(39.85 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



# Titchwell

IN NORFOLK  
IS THE PLACE TO CALL HOME



Home to one of the finest RSPB bird reserves in Great Britain, Titchwell is a small coastal hamlet on the A149 coastal road between the two popular villages of Brancaster and Thornham. The Titchwell Marsh Nature Reserve is blessed with diverse habitats such as reedbeds, saltmarsh and fresh water lagoons. There is also a wide sandy beach offering extensive views across the Wash. Covering 515 acres, you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier 'sky dancing'.

There are two hotels in Titchwell, Titchwell Manor and Briarfields, both with good restaurants, and the extremely popular Thornham restaurant, The Orange Tree is around two miles away.

The church of St Mary the Virgin is a medieval parish church dating back to the 11th century and is situated next to the marsh on the north Norfolk coast. A beautiful feature of

this church is its round tower built with local flints.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, which is located just over five miles away.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Between Titchwell and the various surrounding coastal villages, you'll never have to travel far for amenities and you most certainly won't be short on beautiful locations to explore.



Note from Sowerbys



“The picturesque views surrounding the cottage are breathtakingly beautiful.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 9162-3931-3200-9797-1204

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: ///frogs.reference.album

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