



THE STORY OF

# Clay Pot Cottage

*Tivetshall St Mary, Norfolk*

SOWERBYS



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Ram Lane, Tivetshall St Mary  
Norfolk, NR15 2DA



- Characterful Cottage with Exposed Timbers
- Modern Well-Fitted Kitchen/Breakfast Room
- Inglenook Fireplace and Wood-Burners
- Sitting Room and Separate Dining Room
- Family Bathroom and En-suite
- Well-Landscaped Garden
- Kitchen Garden and Luscious Views



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“We love sitting in front of the Inglenook with a roaring fire, reading a book after a cold, crisp, country walk.”

Nestled in the picturesque landscape, Clay Pot Cottage exudes charm and character, offering a truly delightful retreat. The impeccable presentation of this property creates a warm and inviting environment for a comfortable stay.

Upon entering, the reception room welcomes you with an abundance of natural light, providing an ideal space to unwind during the winter months beside the crackling wood-burning stove. Moving on, a formal dining room sets the stage for gracious entertaining.

The kitchen, a culinary haven with a modern finish, boasts ample storage and workspace. At the rear, a bright seating area bathed in natural light completes the ground floor, accompanied by a well-appointed cloakroom.

Ascending to the first floor, the property's character unfolds further, revealing three thoughtfully designed bedrooms and a family bathroom, all blessed with breathtaking countryside views. The principal bedroom boasts the added luxury of an en-suite bathroom.







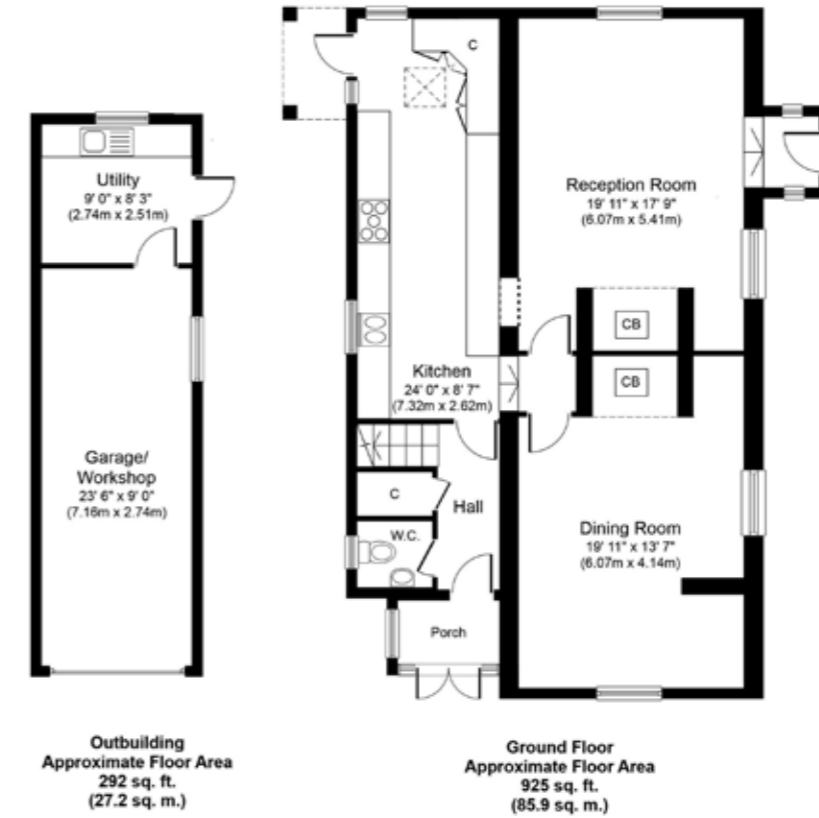


The meticulously landscaped grounds enhance the cottage's appeal. A gravelled driveway at the front, along with a single garage, offers convenient parking. Mature low-level boundary hedging ensures privacy, and a well-stocked kitchen garden caters to the needs of enthusiastic gardeners. Adjacent to the kitchen, a paved terrace becomes an idyllic spot for entertaining or simply basking in the sunshine while relishing the countryside views and wildlife.

Completing the picture, a rear utility room, ingeniously converted from part of the garage, adds practicality to this charming home. Clay Pot Cottage is not just a home; it's a haven where every detail harmonises to create an exceptional living experience.







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

# Tivetshall St Mary

IS THE PLACE TO CALL HOME



Tivetshall St Mary, nestled in the picturesque south Norfolk countryside, is a charming village that exudes historical charm and rural tranquility. Within the village, the superb Old Ram gastropub is just a short stroll from Clay Pot Cottage, and there's also a primary school, Post Office and vibrant village hall. The village is known for its traditional architecture, including quaint cottages and historic churches, providing a glimpse into the region's rich heritage.

One of the notable advantages of Tivetshall St Mary is its strategic location, being in close proximity to Diss, Norwich and Harleston. The market town of Diss, with its historic market square and a blend of modern and traditional amenities, is just a short distance away. Residents of Tivetshall St Mary can easily access the conveniences of Diss, including shopping, local businesses, and cultural attractions. Diss offers a lively atmosphere while maintaining its historical character, making it a practical and enjoyable destination for those in Tivetshall St Mary.

In addition to Diss, Tivetshall St Mary is within reasonable reach of the city of Norwich,

the vibrant capital of Norfolk. Norwich is known for its medieval architecture, cultural venues, and a diverse range of shops and restaurants. The city provides further opportunities for entertainment, shopping, and cultural exploration, offering residents of Tivetshall St Mary a convenient link to urban amenities without sacrificing the peacefulness of village life.

The surrounding countryside between Tivetshall St Mary, Diss, and Norwich is characterised by scenic landscapes, rolling fields, and pockets of woodlands, creating an idyllic setting for those who appreciate the beauty of rural England.

Tivetshall St Mary stands as a delightful village offering the best of both worlds—secluded rural charm and easy access to the market town of Diss and the city of Norwich. This combination makes it an appealing location for those seeking a harmonious blend of historical character, natural beauty, and proximity to urban amenities.



Note from the Vendor



“It’s so peaceful taking time out in the beautiful garden to enjoy the abundance of nature and wildlife, as well as watching the seasons go by - it’s just heaven.”

THE VENDOR



**SERVICES CONNECTED**

Mains water and electricity. Private drainage. Heating via oil.

**COUNCIL TAX**

Band D.

**ENERGY EFFICIENCY RATING**

D. Ref:- 9390-2838-5200-2392-6135

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**

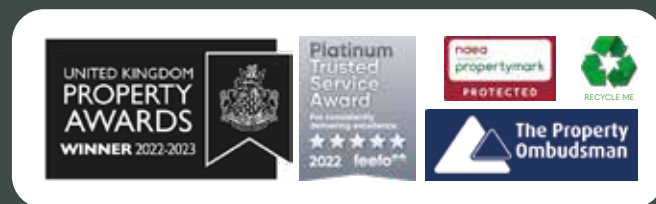
Freehold.

**LOCATION**

What3words: ///octagonal.than.saints

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# SOWERBYS



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