

THE STORY OF

9 Main Road

Titchwell, Norfolk

SOWERBYS



S 9 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

Outbuildings and Exciting Potential for Extending



Located just a brief stroll away from Brancaster, this charming cottage is one of a pair of period cottages which make up the very first houses as you enter Titchwell. This semi-detached home boasts off road parking and a substantial south-facing garden, offering a perfectly balanced layout with three bedrooms.

Accessed from the rear through a 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 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.

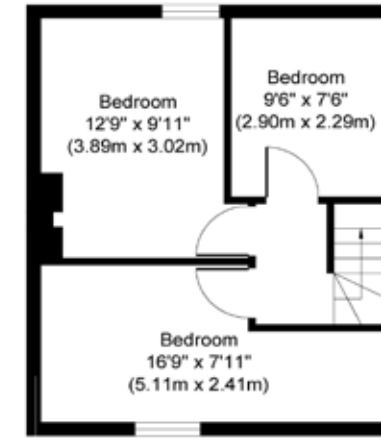


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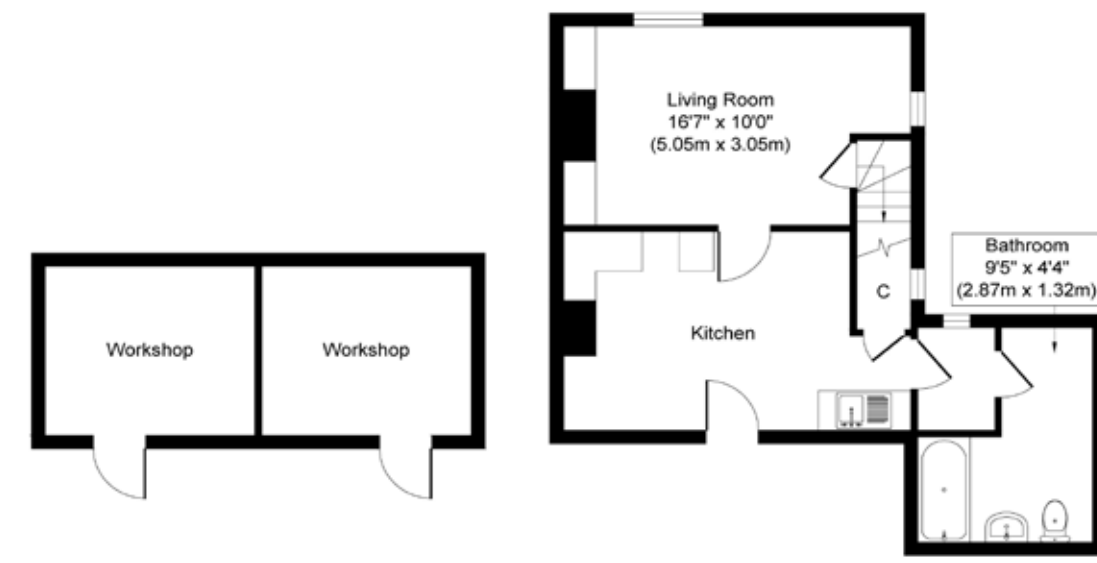
Situated behind the house, there's an outbuilding which once served as a wash house, coal storage, and an outdoor privy. This space offers the potential for seamless integration into the main house, adding valuable living space.

Moreover, thanks to the generous plot width, there's room for a substantial side extension (subject to the relevant planning consents), and the south-facing garden exudes a sense of seclusion.

For many years, this property has been leased under an assured tenancy and is now in need of a complete refurbishment throughout. 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 breath-takingly beautiful.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 5402-8329-0000-1048-1222

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

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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