



THE STORY OF

Orchard House

Titchwell, Norfolk

SOWERBYS



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Orchard House

Main Road, Titchwell
Norfolk, PE31 8BB

Stunning Conversion

30 ft. South Facing Reception Room

Double Height Glass Atrium

Five Double Bedrooms

Outdoor Kitchen

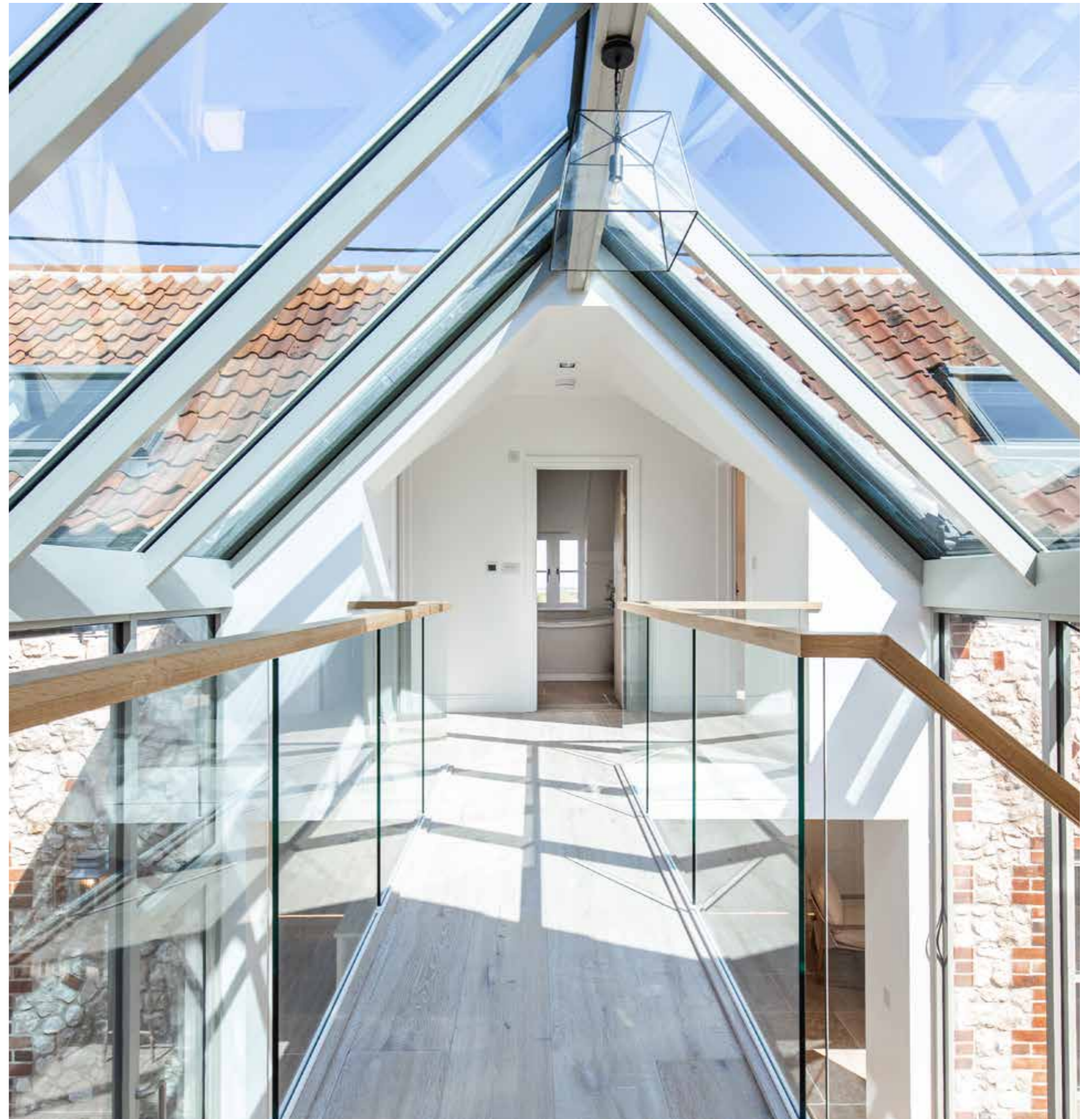
Off-Street Parking

Double Garage

Coastal Views

Countryside Views

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Approaching the property, you will enter the private parking area and drive under the car port. Open the gate and you will be immediately greeted by the breathtaking central feature of the house, the double-height glass entrance hall and atrium.

To the left is the Victorian half of the house, which includes a modern kitchen breakfast room with contemporary kitchen units, softening limed parquet flooring, a cosy seating area around the log burner, and a central island with a view of the gardens and fields. This part of the house also includes a downstairs bedroom suite and a practical walk-in pantry. A boot room with its own door to the outside is ideal for use after a walk on the beach.

Walking through the glass atrium to the newly built side of the house, you will find a full-width living and entertaining room with three defined areas: a seating area focused on a double-sided fireplace, a generous dining area, and a TV and family area.

A grand staircase leads to the upper gangway in the glass atrium, linking both sides on the first floor. In the original part of the property are two large double bedrooms with views over the nature reserve and sea, sharing a large family bathroom. In the new part of the home, there are two large bedroom suites, both with delightful balconies and wonderful views facing south over open farmland.

The reception room has double-width French doors leading out to the south-facing garden. There is a sunken patio area with an outdoor kitchen, perfect for outdoor entertaining. The rest of the garden is completely enclosed, with a lawn facing south and overlooking the beautiful Norfolk countryside.



The southern aspect allows sunlight to shine through all day...





First Floor
Approximate Floor Area
1129 sq. ft
(104.88 sq. m)



Ground Floor
Approximate Floor Area
1488 sq. ft
(138.23 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.

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Titchwell

A VIBRANT COMMUNITY
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’.

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.

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 the Vendor



Titchwell Church.

“There are so many lovely walks around the area.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band E.

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: ///slyly.forge.huddle

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SOWERBYS

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 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
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