



THE STORY OF

# Woodland Cottage

*Nethergate, Norfolk*

SOWERBYS

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THE STORY OF

# Woodland Cottage

Nethergate, Guestwick,  
Norfolk, NR20 5QP

Substantial, Detached Period Home

Five Bedroom Options

Independent Two Bedroom Cottage

A Wealth of Charm and Character

Immaculately Presented Throughout

Set in Glorious Grounds of 2.3 Acres (stms)

Idyllic Semi-Rural Setting

Collection of Versatile Outbuildings

SOWERBYS HOLT OFFICE

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)





“Peaceful and magical...an idyllic home.”

Nestled amongst rolling, Norfolk countryside in its very own haven of formal gardens, wildflower meadows and woodland, this dream home is simply the epitome of country living.

Woodland Cottage along with Meadow Cottage come together seamlessly to create a magical country home set in idyllic surroundings. This unique and substantial period residence offers the ultimate ‘lifestyle’ opportunity with an exquisite and charming home at its core.

Dating back in parts to around 1660, this handsome residence showcases

intricate brick and flint elevations that are synonymous with Norfolk’s architectural vernacular. In more recent times a humble cottage has been lovingly and sympathetically nurtured into a substantial residence which provides a high degree of versatility, whilst retaining all of its charm and perfectly embracing its very special location and grounds.

The main residence, guest cottage and outbuildings span an impressive area that extends to over 2,500sq. ft. and provide a balance of refined accommodation, guest/entertaining space and versatile ancillary buildings.



Woodland Cottage is beautifully presented with a careful and considered balance of period charm and modern comforts. Two formal receptions showcase an abundance of period detail with classic elements such as exposed beams, oak floors and ornate fireplaces fitted with wood-burning stoves. The sitting room is spacious, yet cosy, and enjoys direct access onto the rear terrace and garden. The dining room provides an intimate space for entertaining with its wonderful inglenook fireplace.

“...it’s given us a complete change of lifestyle in very unique surroundings that we rarely want to leave.”

The kitchen is a collaboration of old and new, with modern cabinetry and appliances set within a room with a vaulted and beamed ceiling, and enjoys dual aspect views over the grounds. A rear lobby/boot room and WC complete the ground floor accommodation.

To the first floor of the cottage there are three individual bedrooms each oozing with character and blessed with garden and countryside views. A modern and stylish shower room serves the bedrooms.





“Running Meadow Cottage as a holiday let has been great fun, and we’ve met many lovely people from all over the UK.”



Meadow Cottage matches the main residence for charm and quality whilst providing a highly versatile space for guests, extended family or even paying guests as a holiday cottage. The present owners have embraced these exact opportunities with having family live in, special friends stay over and more recently enjoying an income from paying guests.



A charming living room is adorned with exposed beams and a wonderful fireplace. A kitchen/diner features a modern kitchen, dining area and vaulted ceilings. The first floor provides two delightful bedrooms and a well-appointed bathroom.

The guest cottage comes with its own enclosed garden and parking.



Set in around 2.3 acres (stms) of glorious grounds, the property enjoys an idyllic environment which is a haven for local wildlife including barn owls, raptors and varieties of deer.

Gravelled parking areas to either side of the house provide ample off-street parking options for both cottages along with an additional entrance and parking area adjoining the outbuildings to the south. A former stable block has been adapted into a large workshop and adjoining storerooms.

Woodland Cottage has an immediate garden laid to lawn with well-stocked herbaceous borders and a south facing patio ideal for outside dining and entertaining. A path leads through to a delightful wildflower area, adjoining the stabling/outbuildings and further parking area.

Meadow Cottage has the use of its own enclosed garden with two patios for outside dining, flowerbeds and shrubs.

Beyond the gardens is a meadow, conservation area with young trees, a large pond and an area of fine native woodland with a carefully selected mix of native trees forming the boundary. Within the grounds is a useful two bay oak cart shed with wood store.

The property enjoys a wonderfully rural setting with rolling countryside all around, yet enjoys easy access to the Georgian market town of Holt, the coast around 9 miles to the north, and the city of Norwich 19 to the south.





“Looking out across the paddock and spinney from the landing window - my ‘time wasting’ window - I often see barn owls, buzzards, deer, squirrels, moorhen, and a huge variety of garden birds.”



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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ALL THE REASONS



# Nethergate

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small hamlet in the heart of Norfolk. Delightfully rural, Nethergate is surrounded by beautiful countryside and is ideally situated between three popular market towns; Holt, Fakenham and Dereham.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from the Vendor



Holt Country Park

“All north Norfolk beaches are fabulous, and our dogs love Holt Country Park - but then, they love our paddock and woodland too!”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Water via bore hole with filter system. Drainage to septic tank. Oil fired central heating, with electric underfloor heating to the two ground floor reception rooms.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0498-4039-7232-6780-8264

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: ///again.prefix.grins

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# SOWERBYS



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