



THE STORY OF

Southview House

Stiffkey, Norfolk

SOWERBYS

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Southview House

12a Church Street, Stiffkey,
Norfolk, NR23 1QJ

Delightfully Tucked Away

Detached Brick and Flint Modern House

Attached Outbuildings and Double Garage

Modernised Kitchen/Family Room

Two Generous Reception Rooms

Study Overlooking the Rear Garden

Three Bedrooms

Character Features Include Parquet
Flooring and Wood-Burning Stoves

Fantastic Views Over The River Valley

Landscaped Gardens

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“We would describe the house as serene private and cosy.”

Travelling along the north Norfolk coast road and into the village of Stiffkey, Southview House is enviably located behind its double timber gates, overlooking the beauty of the river valley.

Our vendors have loved the peace and serenity of their coastal home, especially the proximity to the marsh, the delightful beach for dog walking and the village amenities. The wildlife in and around their garden has grown over the thirteen years of ownership, with the barn owls being welcome visitors to the fields on the other side of the river and heron searching for their next meal.

The pretty brick and flint finish blends in perfectly and the accommodation has been modernised overtime to include a stunning kitchen breakfast room,

providing a sociable eating area around the generously sized island. When rest and relaxation is required, retiring to the garden room is a must, what ever the season, when the sun is out this is another favourite spot to take in the view. The generous reception rooms are made cosy by their wood-burning stoves, ensuring a cosy spot to curl up on those chilly nights. The study is another favourite, where working remotely can be distracting when the view is this amazing.

Upstairs there are three bedrooms, two featuring a walk-in dressing room whilst the principal bedroom features an en-suite bathroom. The remaining two rooms are well- served by the modernised four-piece family bathroom.





Outside the garden has been beautifully landscaped to include paved patio areas and a stunning covered area for hut tub, sitting and dining. It should be said the outside work that has been carried out is much enjoyed on sunny days for alfresco dining, covered or uncovered.

Our vendors find themselves living amongst more main residences than when they first moved, where they enjoy a good social environment with lots of village activities. The Red Lion pub is the place to go for great food and drink and if you are looking for coffee and cake, look no further than The Stiffkey Stores.

Its not difficult to understand our vendors are moving with a heavy heart away from what has become such a wonderful home and lifestyle, but its time now for the next custodian to enjoy Southview House and all of its beauty.





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

Stiffkey

IN NORFOLK
IS THE PLACE TO CALL HOME



Stiffkey, located between Wells and Blakeney, is one of the most picturesque villages on the north Norfolk coast. The

river Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and newsagents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

Just 4 miles away is the popular seaside town of Wells-next-the-Sea, which is set behind a small harbour on the beautiful North Norfolk Coast - its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys

and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat.

Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.



Note from the Vendor



“We love the view out onto the garden and fields beyond; we get so much wildlife around here, and the house is quiet and private.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and two wood-burning stoves. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9000-4188-0222-2091-3103

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: ///offices.diplomas.nuzzling

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