



THE STORY OF

Denham Cottage

Blofield, Norfolk

SOWERBYS

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Denham Cottage

74 Blofield Corner Road, Blofield, Norfolk,
NR13 4SA

Superb Country Home

Immaculately Presented Throughout

Peaceful and Private Location

Enchanting Plot of 1.2 Acres (STMS)

Highly Versatile Accommodation

Far Reaching Countryside Views

Established Orchard and Kitchen Garden

Variety of Outbuildings

Over 3,500 Sq. Ft. of Accommodation and Outbuildings

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“...a fulfilling lifestyle awaits, courtesy of this superb home.”

At the end of a track, hidden amongst rolling fields and tranquil countryside, a truly fulfilling lifestyle awaits, courtesy of this superb home. Over 3,500 sq.ft. of property stands proudly amongst an enchanting plot boasting manicured lawns and a mature orchard alongside a lovingly tended kitchen garden and numerous outbuildings. Via the tree lined driveway, a warm welcome home awaits at the end of every day with immaculate yet homely interiors around every corner.

The sprawling ground floor features an idyllic country kitchen with traditional cabinetry, topped with Minerva

worksurfaces awash with natural light. Space for a breakfast table sits alongside a wood-burning stove and a glazed external door leading to a sunny terrace for an enviable spot to start your day in any season.

Further receptions include a delightful formal sitting room alongside a dining room which leads to the large garden room, showcasing panoramic views of the magical gardens. Excellent versatility and practicality can be found within the east wing of the home, with a handy utility/boot room, a further reception room and study to suit any number of requirements.



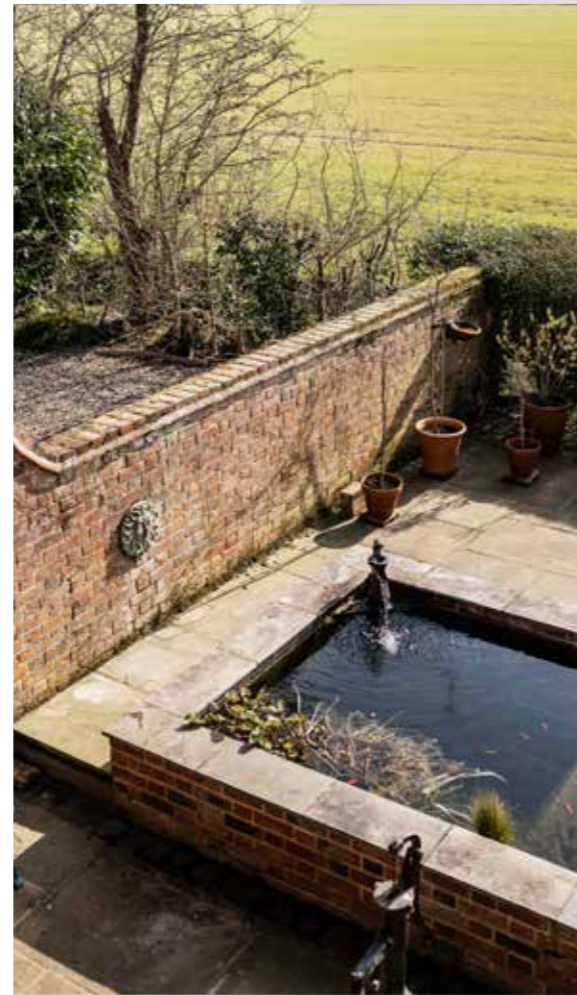


The first floor is home to four elegant bedrooms. A superb principal bedroom enjoys windows akin to framed photos of idyllic country views, alongside exposed timbers and a beautifully appointed en-suite with walk-in shower and clawfoot slipper bath, with serene views to be enjoyed from the tub! Three further bedrooms enjoy equal character and pleasant views and all are well served by the central family bathroom.



Of course, the plot in which this home sits is amongst the finest of features it has to offer – 1.2 acres (STMS) of lovingly tended grounds offers every feature one could hope for, to accompany an idyllic rural lifestyle. A variety of terraces surround the property, making the very best of the all day sunshine and calming vistas, including an east-facing breakfast terrace to start the day and a south facing sun trap alongside the pond, for an enviable space to soak up the views and sunset over the tree lined horizon.

Formal gardens are interspersed with well stocked flower beds whilst the meadow is watched over by a thriving and productive orchard. A busy and much loved kitchen garden makes for a happy space to while away some time in amongst nature, and a vast array of outbuildings include a triple garage, workshop and further stores. A truly fulfilling way of life in a timeless setting.





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SOWERBYS — a new home is just the beginning

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

Blofield Heath

IS THE PLACE TO CALL HOME



The pretty village of Blofield Heath enjoys a range of facilities, and is perfectly placed for the city, coast, broads and countryside. The Tamarind

Indian restaurant is renowned, and there's a social club with a bar, as well as a Post Office and a primary school.

The village is approximately nine miles from the ancient city of Norwich which has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 12th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains

its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



"...soak up the views and sunset over the tree lined horizon."

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Private drainage to a water treatment unit. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0849-3035-4207-3224-5200

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: ///models.intrigues.suiting

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