



THE STORY OF

Holly Cottage

Swanton Novers, Norfolk

SOWERBYS

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Holly Cottage

St. Giles Road, Swanton Novers,
Norfolk, NR24 2RB

Four/Five Bedroom Detached Residence

Extensively Enhanced

Glorious Plot with Stunning Views

Idyllic Village Setting

Highly Versatile Living Space

Five Reception Options

Principal Bedroom with En-Suite

South Facing Rear Garden

Off Street Parking

No Chain

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“My favourite view is from the Juliet balcony in the principal bedroom, where you can sit and watch the deer run across the fields...”

A mesmerising mix of old and new comes together seamlessly to create a fascinating home located in an idyllic village setting.

Holly Cottage is a wonderful, individual residence that comes to the market for the first time in over forty years. A much-loved and cherished home for the present owner, the property has been extensively enhanced and improved over the years and now offers extensive and highly versatile accommodation that is very well-maintained and elegantly presented.

A striking and traditional brick and flint façade pays the perfect homage to Norfolk’s much admired architectural heritage, whilst later additions and

modifications have subtly enhanced the property and added a modern yet elegant feel to this very special home, ensuring that it takes full advantage of the spectacular country views.

Extending to over 1,800 sq. ft. and offering a high degree of versatility, the house is very well-balanced and boasts generous proportions through its sprawling living areas and sizeable bedrooms.

From the front lobby, you enter a front living room with an open fireplace. Set off the front room is a quiet study/fifth bedroom that enjoys a dual aspect.



A dining room and separate snug/TV room reside in the centre of the house and give way to a wonderful sitting room that features a semi-vaulted ceiling, fireplace with wood-burner, and double french doors directly out onto the south-facing terrace and garden. This impressive room commands delightful vistas over the rear garden and beyond to open countryside.



A generous, triple-aspect kitchen/breakfast room features an extensive range of in-frame shaker cabinets capped with quartz worktops, with a butler sink and a suite of appliances. A sizeable room, the kitchen easily accommodates six for informal or everyday dining whilst sliding doors provide access onto the rear terrace and garden.



The first floor comprises three generous, double bedrooms. Notably, the principal bedroom features a semi-vaulted ceiling, extensive fitted wardrobes, an en-suite shower room, and spectacular elevated views over glorious open countryside via expansive windows and a Juliet balcony. A family-sized bathroom serves bedrooms two and three.



First Floor
 Approximate Floor Area
 712 sq. ft
 (66.15 sq. m)



Ground Floor
 Approximate Floor Area
 1132 sq. ft
 (105.12 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.

Holly Cottage is set on a generous plot adjoining unspoilt and idyllic countryside and enjoys a wonderfully discreet and private environment.

To the front of the house, a sweeping brick and flint wall defines the front boundary and separates two gravelled driveways with off-street parking. Soft landscaping and a pretty blossom tree provide an attractive setting.

The rear garden is a true delight and enjoys a wonderful, southerly aspect over rolling countryside. A paved sun terrace spans the rear of the house to create the perfect spot for outside entertaining and looks out over well-kept lawns. Established flower and shrub beds provide accents of colour along with a selection of specimen trees. Post and rail fencing on the rear boundary ensures that the captivating views over fields and woodland are not spoilt.



ALL THE REASONS

Swanton Novers

IN NORFOLK
IS THE PLACE TO CALL HOME



An enviable location in north Norfolk, Swanton Novers is a picturesque and attractive small village in a secluded area, just to the west of Melton Constable and about six miles south of the Georgian market town of Holt.

There's a village hall, a church, holiday accommodation for beautiful retreats and the village is also surrounded by meadows and woodlands.

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.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

The cathedral city of Norwich is just 24 miles distant from Swanton Novers. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



“We would describe our home as welcoming, light and family oriented.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and broadband. Electric central heating. Drainage via septic tank.

COUNCIL TAX
Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 0330-2031-8340-2704-2665

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.

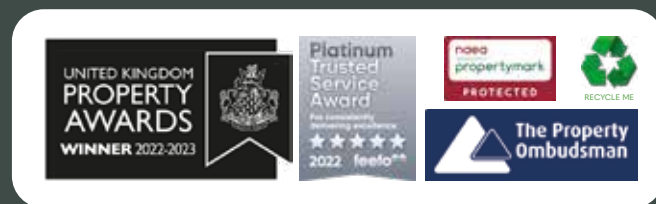
Alternatively, the full certificate can be obtained through Sowerbys.

TENURE
Freehold.

LOCATION
What3words: /// geek.arranges.spirit

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