



THE STORY OF

Clare Cottage

Wiveton, Norfolk

SOWERBYS

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Clare Cottage

Chapel Street, Wiveton, Norfolk
NR25 7TQ



Beautifully Located within the Village of Wiveton

One Mile to the Top of Blakeney's High Street

Very Successful Holiday Let

Immaculately Presented

One Bedroom Cottage

Private Patio Area



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“Since owning Clare Cottage, we’ve fallen in love with the area, and North Norfolk as a whole, so much so we now live here full-time.”

Hiding up the scenic and quiet Chapel Lane, this cottage is less than a five minute walk to the incredibly popular gastro-pub, The Wiveton Bell.

The modest village of Wiveton holds various events throughout the year, creating great community spirit to enjoy. One staple afternoon would be the Jazz on the Green, where the family event sees many enjoy Pimms to the sound of

toe-tapping music, all underneath the stunning backdrop of St Mary's Church.

Being almost exactly one mile from the top of Blakeney's high street, Wiveton is not only popular for its severe lack of noise and light pollution - making it a favourite for astronomers and bird watcher alike - but also its easy and gorgeous walk to the coastline.



Clare Cottage is an immaculately presented one bedroom cottage which has been run as a very successful holiday let for the past 13 years.

It is with a very heavy heart that the current owners have decided to pass the reins onto new custodians - who will surely love and enjoy everything this brilliant cottage has to offer. There is capacity to take this holiday cottage as a going concern, but nonetheless the white goods and Rangecooker will remain to help the next owners get up and running here immediately.

With exposed walls, wood panelling and an abundance of Norfolk flint-work, this utterly beautiful cottage is bursting with character. Its large and bright kitchen/dining room offers a fantastic contrast to the cosier living room. With its log burner already in position, this space has often been used as a second bedroom with the addition of a sofa bed. From here, access to the private patio - via double doors - really indulges you into the nature and tranquillity of this brilliant village.

There are plenty of options for car parking, immediately outside Clare Cottage, but should you require further space, there is a large village car park just opposite The Wiveton Bell.





Bathroom
11'2" x 4'7"
(3.40m x 1.40m)

Approximate Floor Area
652 sq. ft
(60.55 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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ALL THE REASONS

Wiveton

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated on the west bank of the River Glaven, Wiveton is just a couple of miles inland from the north Norfolk coast, within an Area of Outstanding Natural Beauty. Until the 17th century, the River Glaven was navigable and Wiveton was a port. The outline of the former harbour can still be seen in the fields between Wiveton and Cley. Today, the village's charming lanes are lined with quaint cottages and quintessential brick and flint homes, giving a distinctly Norfolk feel. The Wiveton Bell, incredibly popular with locals and visitors alike, serves tasty, locally sourced food. Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great destination throughout the year.

Just two miles away, picture perfect Blakeney is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies. And if you feel like exploring further afield, the whole stretch of coastline is easily accessible from here.

Heading inland, The Georgian market town of Holt is about a ten minute drive, and is filled with independent businesses, bound together by a strong sense of community. 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.

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!

With this area of Norfolk offering the best of coast and countryside living, let us help you find your next Norfolk home.



Note from the Vendor



“We love the walk from Wiveton, over the stone bridge, along the marsh to Cley and then the beach.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Currently on business rates due to being an active holiday let.

ENERGY EFFICIENCY RATING

F. Ref:- 9065-3036-0204-0864-9204

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: [///artichoke.drilled.houseboat](https://www.what3words.com/artichoke.drilled.houseboat)

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