



THE STORY OF

# The Double House West

*Wiveton, Norfolk*

**SOWERBYS**





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# The Double House West

Wiveton, Norfolk  
NR25 7TQ

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Exquisite Georgian Cottage

Three Double Bedrooms

Sitting Room and Separate Dining Room

Well-Appointed Kitchen and Bathrooms

Principal Bedroom with En-Suite

Very Well-Maintained Throughout

Private Gardens to Front and Rear

Gated Off-Road Parking

Prime Village Setting

Close to Coastline

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“In three words, we’d describe our home as an Idyllic Norfolk Cottage.”

A small yet perfectly formed slice of Georgian splendour nestled in arguably north Norfolk’s most prized village.

‘The Double House West’ is a fine Georgian cottage set in private gardens in one of the most idyllic and discreet locations just off the heritage coastline of north Norfolk. Perched on Chapel Lane in the heart of Wiveton, this exquisite residence boasts an enviable location that perfectly embraces both the country and coastal wonders of this very special location.

Enjoyed as a much-loved holiday home by the present owners, the cottage is beautifully presented and maintained throughout and ready to enjoy whether

you are looking for that special home by the coast or a rural retreat from a busy lifestyle.

Ornate mellow red brick elevations paint a most pretty picture along with oversized sash windows and a pantile roof.

Inside you will find perfectly balanced accommodation that is efficiently laid out and comfortable for up to six guests. The ground floor features a charming sitting room with an inglenook style fireplace and wood-burner and a separate dining room.

A cottage style kitchen features classic ‘Shaker’ style cabinetry and all the appliances required for a comfortable stay.











To the first floor there are three cosy, double bedrooms. This includes a principal bedroom with an en-suite shower room. A family sized bathroom serves bedrooms two and three.





The cottage enjoys pretty gardens to both front and rear with each area featuring seating areas to enjoy the sun all day and colourful soft landscaping.

At the rear of the cottage is a lane that leads to a gated parking area which provides ample secure parking options shared with the neighbouring property.







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 summer destination.

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 quiet, peaceful nature of the area, as well as the lovely walks and coastal area nearby.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Calor gas bottles. Broadband.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

G. Ref: 0388-5904-7259-6771-6990

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: ///flops.shifts.plotted

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# SOWERBYS



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