



THE STORY OF

1 Main Road

Titchwell, Norfolk

SOWERBYS



Semi-Detached Victorian Cottage

Sea and Countryside Views

Three Bedrooms

Private, Enclosed Garden

Short Walk from Brancaster Beach

Outbuildings

Exciting Potential for Extension

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1 Main Road

Titchwell, Norfolk
PE31 8BB

Just a short walk from Brancaster, this is the western one of a pair of period cottages on the northern side of the road and backing on to open farmland. Semi-detached, with off-road parking and a substantial north-facing garden, it is a perfectly proportioned three bedroom house.

Entering at the back via the rear courtyard, on the ground floor the original cottage has a kitchen/dining room at the back and a living room to the front with a more recent addition of an adjoining downstairs bathroom.

Upstairs there are three bedrooms - two doubles and a single - and it is from this upper floor that you can really appreciate the position of this cottage. Most coastal views in north Norfolk are over marshland but here you look out and

across the RSPB nature reserve directly onto the coast line where the tide rolls in over pristine sand.

To the rear of the house is an outbuilding that was once the wash house, coal store and outdoor privy but could easily be connected to the main house to provide extra living space. Not only this but the width of the plot allows for a substantial side extension (subject to the usual planning consents) and the north facing garden feels very private.

This house has been let on an assured tenancy for many years and is now in need of a complete refurbishment throughout. However, it is a cottage that has enormous potential for someone with vision and imagination, and those stunning views will never change.



First Floor
Approximate Floor Area
337 sq. ft
(31.30 sq. m)



Ground Floor
Approximate Floor Area
429 sq. ft
(39.85 sq. m)



Outbuilding
Approximate Floor Area
173 sq. ft
(16.07 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.

ALL THE REASONS



Titchwell

IN NORFOLK
IS THE PLACE TO CALL HOME



Home to one of the finest RSPB bird reserves in Great Britain, Titchwell is a small coastal hamlet on the A149 coastal road between the two popular villages of Brancaster and Thornham. The Titchwell Marsh Nature Reserve is blessed with diverse habitats such as reedbeds, saltmarsh and fresh water lagoons. There is also a wide sandy beach offering extensive views across the Wash. Covering 515 acres, you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier 'sky dancing'.

There are two hotels in Titchwell, Titchwell Manor and Briarfields, both with good restaurants, and the extremely popular Thornham restaurant, The Orange Tree is around two miles away.

The church of St Mary the Virgin is a medieval parish church dating back to the 11th century and is situated next to the marsh on the north Norfolk coast. A beautiful feature of

this church is its round tower built with local flints.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, which is located just over five miles away.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Between Titchwell and the various surrounding coastal villages, you'll never have to travel far for amenities and you most certainly won't be short on beautiful locations to explore.



Note from Sowerbys



Looking over fields towards the coast, to the rear of 1 Main Road

"...here you look out across the RSPB nature reserve directly onto the coastline where the tide rolls in over pristine sand."

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 8733-7520-2119-4680-8976

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

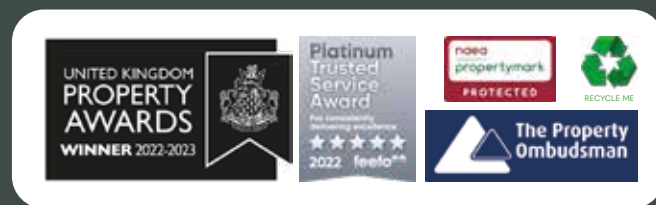
Freehold.

LOCATION

What3words: ///trumpet.braked.umbrellas

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SOWERBYS



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