



THE STORY OF

# The Old Post Office

*Gunthorpe, Norfolk*

SOWERBYS





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# The Old Post Office

Swanton Road, Gunthorpe, Norfolk  
NR24 2NS

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Charming Period Residence

Steeped in Local History

Prime Village Setting

Abundance of Period Features

Three Receptions

Two Bedrooms and Two Shower Rooms

Bespoke Fitted Kitchen/Breakfast Room

Highly Versatile and Accessible Layout

Pretty South-West Facing Garden

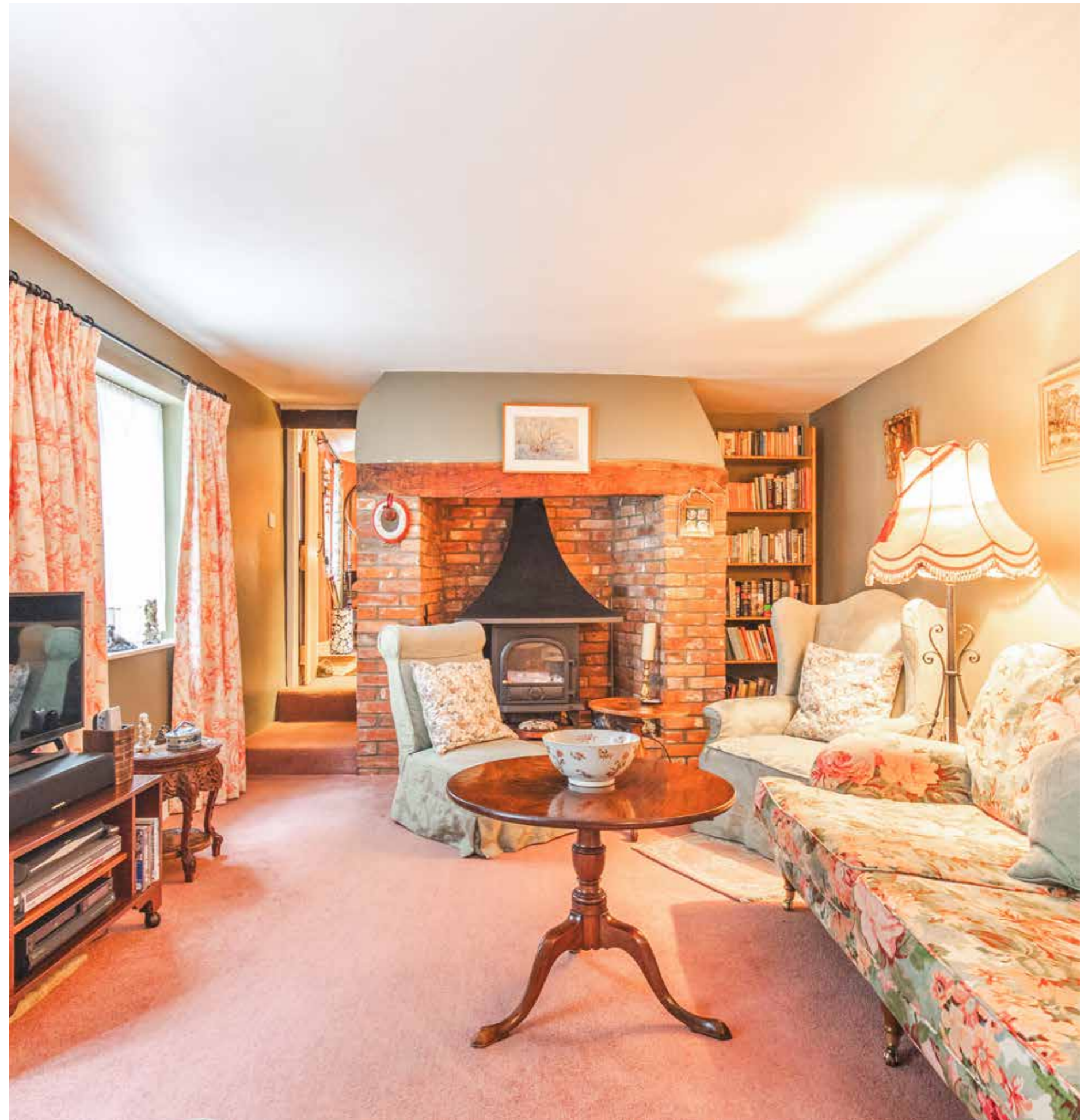
Conservation Area

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Boasting a fascinating local history, this enchanting cottage epitomises the lifestyle and appeal of North Norfolk. A mellow pink façade set under an intricate multi-level pantile roof tells a story of its journey over the years: The Old Post Office has been an integral part of Gunthorpe since the 1800's and comes to the open market for the first time in several decades.

In an idyllic location at the end of a pretty terrace row and in the heart of the conservation area, this fine cottage boasts characterful accommodation that is exceptionally well-proportioned and offers great versatility.

Set over two floors and extending to over 1,500 sq. ft. the cottage is spacious, yet cosy, and bursting with period charm. On entering you immediately feel the history and time gathered in this unique home with a charming dining hall that leads through to a delightful central snug featuring a vaulted and beamed ceiling.

A garden room provides further reception/dining space and a natural connection to the garden. A spacious kitchen/breakfast room features extensive and well-planned cabinetry along with a suite of integrated appliances, a casual dining area and beams to a semi-vaulted ceiling. A sitting room of over 20' in length provides a generous reception whilst having an intimate feel with a wood-burning stove.

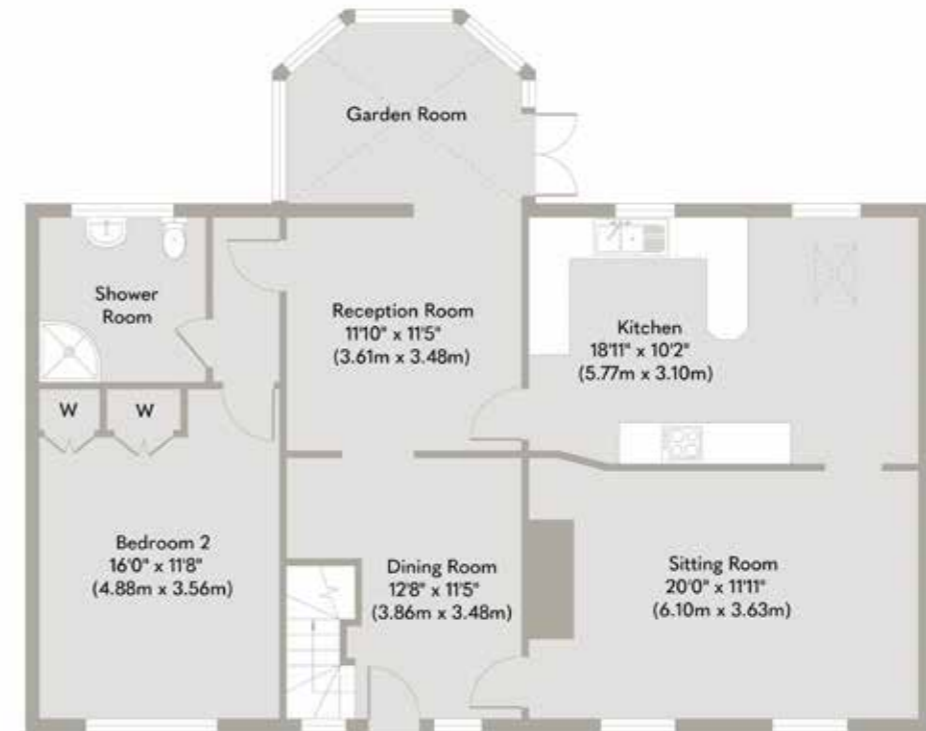
On the south elevation is a wonderfully proportioned principal bedroom with fitted wardrobes and a well-appointed en-suite. A spiral staircase rises elegantly from the dining hall to the first floor landing/study area. Here you will find a second, large bedroom of over 20' in length, a shower room and storage space.

The versatile nature of this cottage with two equally impressive bedrooms and accompanying shower rooms over the two floors creates an ideal and generous layout for four guests.





First Floor  
Approximate Floor Area  
410 sq. ft  
(38.09 sq. m)



Ground Floor  
Approximate Floor Area  
1138 sq. ft  
(105.72 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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The pretty rear garden enjoys a sunny south-westerly aspect and features a gravelled terrace leading onto a lawn. There is a garden shed and established borders enclosed by intricate brick and flint walls.

Nestled within Gunthorpe, you have the best of peaceful countryside living whilst being within easy reach of the North Norfolk coast. An Area of Outstanding Natural Beauty, Blakeney is six miles away, and whether you enjoy the coastal path, a visit from the seals, or a taste of local cuisine - it is a much-loved location for a plethora of reasons. The historic and ever popular Georgian market town of Holt is just a short drive away with its eclectic and vibrant high street lined with artisan traders and fine eateries.





# Gunthorpe

HISTORIC CHARM AND TRANQUIL  
BEAUTY IN NORFOLK'S HEART



Gunthorpe is tucked away between Fakenham and the North Norfolk coast, close to Thursford.

Thursford has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.

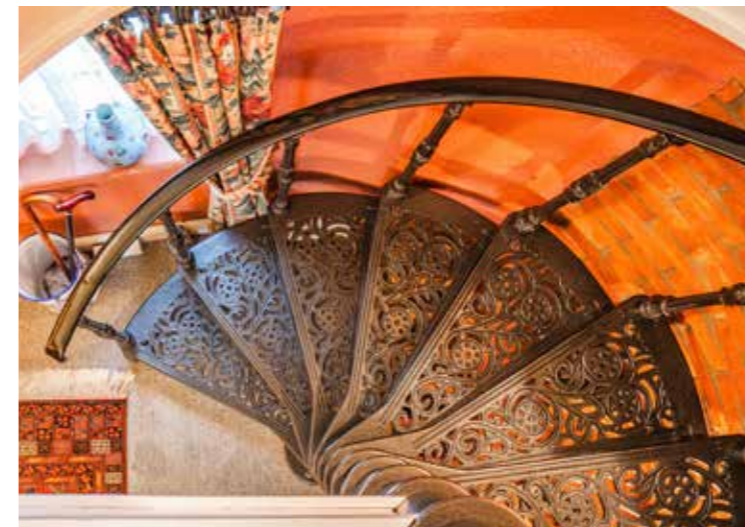


Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse.



*Note from Sowerbys*



“...you immediately feel the history and time gathered in this unique home.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///bonnet.under.whisk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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