



THE STORY OF

Tiffin Cottage

Itteringham, Norfolk

SOWERBYS



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Tiffin Cottage

Itteringham, Norfolk
NR11 7AU

Charming Two-Bedroom Cottage

Full of Character

Pretty Mellow Red Brick Façade

Much Loved Holiday Home

Elegant and Charming Interiors

Glorious Garden

Pretty Village Setting

Convenient for Town and Coast

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Tiffin Cottage is a charming, two-bedroom period cottage nestled in the heart of Itteringham. Itteringham lies in the valley of the River Bure that eventually becomes a major part of the Norfolk Broads. The village has a pub, the Walpole Arms and a village shop. The village has long been associated with the Blickling Estate, a Grade I listed Jacobean stately home widely believed to be the birthplace of Anne Boleyn and now managed by the National Trust.

Set within a pretty terrace row this fine cottage boasts a charming mellow red-brick façade set under a traditional pantile roof. Enjoyed for many years as a much-loved holiday home the cottage has been maintained and care for throughout and is presented in very good order.

The delightful and cosy accommodation includes a charming sitting room with fireplace and wood burning stove, a kitchen/diner with 'Shaker' style cabinets and ample space for dining. There are two double bedrooms both with immense character and they are served by a family sized bathroom with shower.

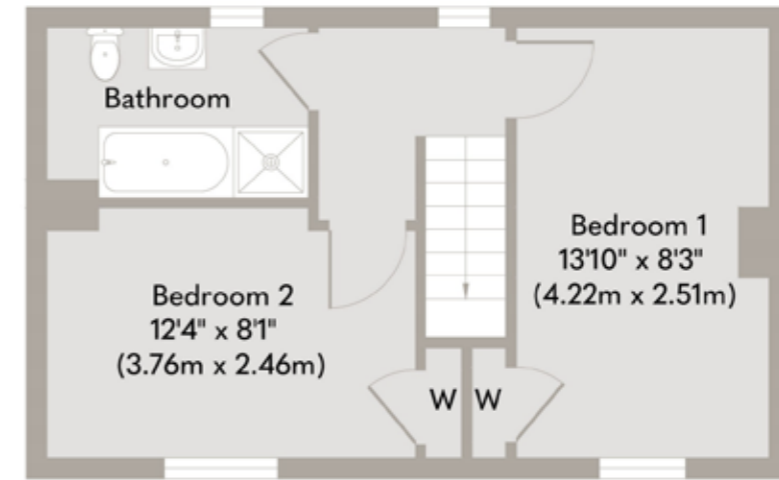
To the front of the cottage is a pretty, private garden that is very established and provides a delightfully discreet and private space to enjoy. Lawns are flanked by abundant shrub and flowering borders and enclosed by mature hedgerows along with a paved sun terrace. Beyond the garden is private parking and a garden shed.

Itteringham is arguably one of the most picturesque villages in North Norfolk and this fine cottage commands a central position with an excellent pub and village shop just a short stroll away. Countryside walks can be found not far from the doorstep as the village is surrounded by glorious open countryside with the 'River Bure' running through it. Despite this idyllic, rural setting the conveniences of Holt, Aylsham and the City of Norwich are within easy reach.



We love the peaceful setting, amazing night sky, and being part of a wonderful village community.

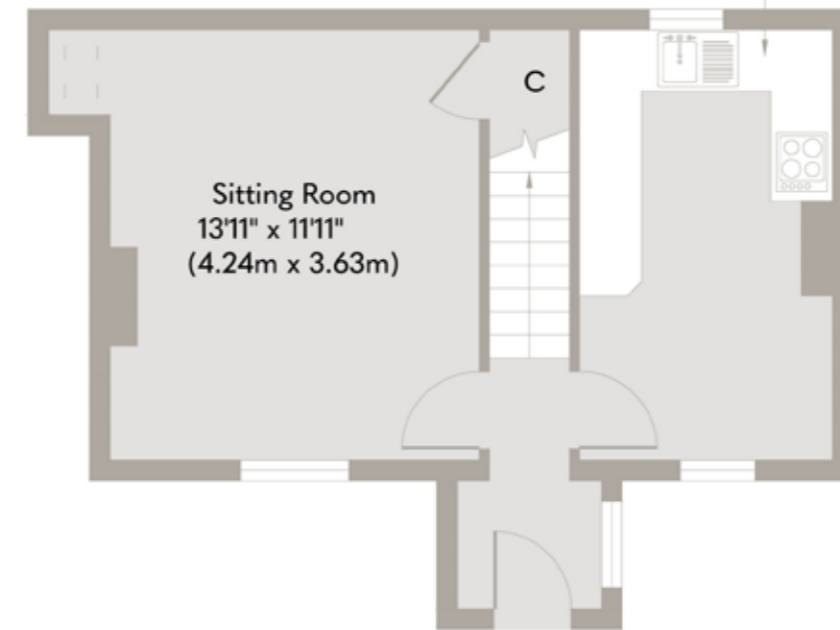




First Floor
Approximate Floor Area
325 sq. ft
(30.19 sq. m)



Kitchen/Dining Room
13'11" x 8'2"
(4.24m x 2.49m)



Ground Floor
Approximate Floor Area
353 sq. ft
(32.79 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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Itteringham

COMMUNITY SPIRIT, SCENIC CHARM,
HISTORIC HEART

The pretty village of Itteringham is between Holt and Aylsham and is near to historic Blickling and Mannington Halls. The village has a shop which is owned by the local community. It has a general store, post office, café and an off-licence. The village also has the award winning gastro pub, The Walpole Arms.

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.

Aylsham is a thriving market town situated in the heart of Norfolk and surround by beautiful countryside. Aylsham offers a wide variety of facilities including butchers, bakers, doctors surgery, chemist, public houses and two supermarkets, there is also a little market held in the market place every Monday. Situated only a few miles from the beautiful North Norfolk coast, an area of outstanding natural beauty with its miles of uninterrupted beaches and bird and nature reserves. The cathedral city of Norwich is also a short drive away with access to all major rail links and Norwich international airport.



Note from Sowerbys



“Tiffin Cottage is located in an idyllic village setting, amongst some of Norfolk’s most picturesque countryside.”



SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref: 9760-3902-5202-9000-4204

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: ///armrest.mindset.utter

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SOWERBYS

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