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THE STORY OF

Edward Cottage

Syderstone, Norfolk

SOWERBYS



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Edward Cottage

Websters Yard, Syderstone
Norfolk, PE31 8SJ

Detached Victorian Cottage

Double Reception Room

Kitchen Dining Room

Log Burner

Original Period Features

Two Double Bedrooms

Substantial and Modern Bathroom

Off-Street Parking

South Facing Private Garden

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Located in a very private courtyard known as Websters Yard, Edward Cottage perfectly represents everything one imagines when they think of an English country cottage.

Believed to have originally been two cottages, at some point in its past, it has been combined to create this exceptionally well-proportioned, two bedroom home. Downstairs what were two reception rooms have been opened up, to provide a double reception room with period fireplaces at either end, and with the exposed beams and brickwork, this really is a delightful and substantial room full of period charm. It is very easy to imagine nestling down in front of a glowing fire after a wind-swept winter's walk around the village common. The reception room leads into a stylish kitchen dining area, which then opens up to a south-facing conservatory and the garden beyond. This space is perfect for the summer months, allowing you to open the doors and enjoy the cool country air. Additionally, it can serve as a home gym during the winter.

Upstairs there are two beautiful pitched-ceiling double bedrooms, both with their original fireplaces and exposed beams. Both bedrooms are served by a very generous bathroom with a separate shower cubicle on the ground floor. There is also a very useful and surprisingly large landing that makes an ideal spot for a home office space.



Having been opened up to its potential, this has been a very welcoming place to call home.

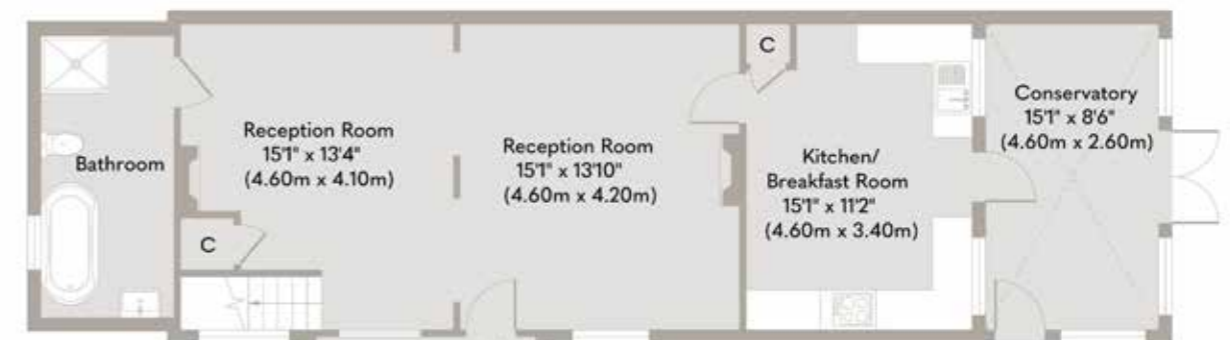


Outside and to the front of the house there is gravelled off-street parking for one car and at the rear of the house is the perfect cottage garden, south-facing but open to the east and west and incredibly private.

Edward Cottage has served as the primary residence for its current owners, who have appreciated its tranquil location and ample space for living and entertaining. In addition to being a main home, it could also easily serve as a second home or a potential investment for holiday rentals.



First Floor
Approximate Floor Area
407 sq. ft
(37.8 sq. m)



Ground Floor
Approximate Floor Area
829 sq. ft
(77.00 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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Syderstone

TRANQUILLITY MEETS
TIMELESS CHARM



Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creake. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away.



Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.



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.

The area's rich history and beautiful landscapes create a serene backdrop for families, retirees, and nature enthusiasts, making it an ideal place to call home. Overall, living in Syderstone means embracing a relaxed lifestyle while remaining connected to the vibrant tapestry of Norfolk.



Note from the Vendor



“There is an abundance of places to explore all around.”



SERVICES CONNECTED

Mains water and electricity. Electric central heating. The bathroom is connected to mains drainage, while the kitchen waste is directed into a septic tank located in the garden.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0454-2822-6038-2400-2841

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: ///expand.loudly.impressed

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