



THE STORY OF

# Guest House

*Guestwick, Norfolk*

SOWERBYS



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Guestwick, Norfolk  
NR20 5RR

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Semi-Detached Cottage

Quiet Countryside Location

Accommodation Stretching to Over 1350 Sq. Ft.

Stylish Décor Throughout

Three Bedrooms

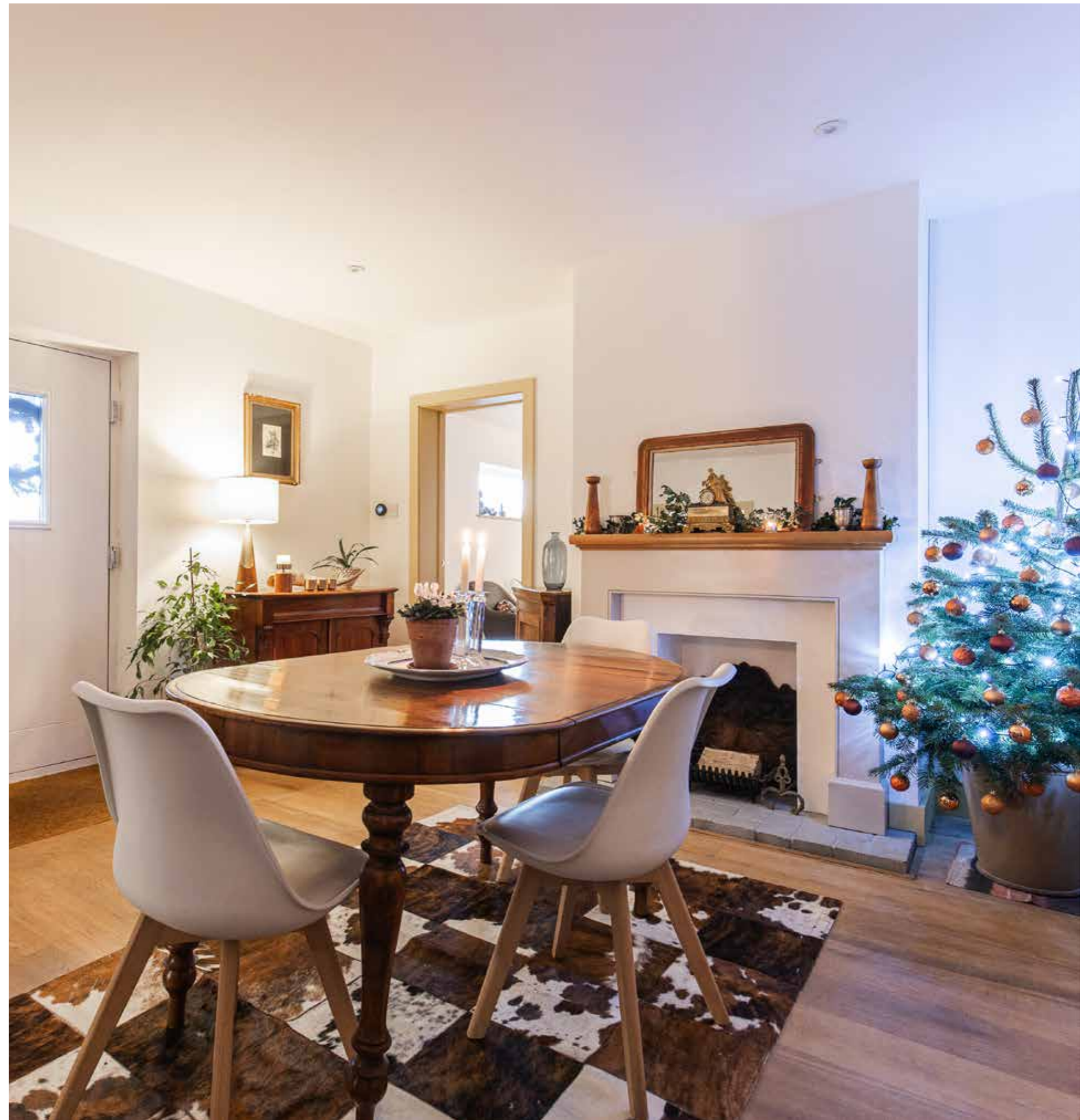
Norfolk Countryside Views

Versatile Pod in the Rear Garden

Private Driveway with Parking for Several Cars

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Set amidst Norfolk countryside, this charming semi-detached home enjoys a tranquil setting with uninterrupted views. Located within easy reach of nearby villages and market towns, the property provides a perfect retreat for those seeking the quiet country life. With approximately 1350 sq ft of thoughtfully arranged accommodation, this three-bedroom home balances period features with modern touches.

The approach leads to a gravel driveway with ample parking for several vehicles. Stepping inside, the heart of the home is the welcoming dining room, complete with hardwood floors and a feature fire surround. Adjacent, the spacious kitchen benefits from a dual aspect, allowing light to flood the space, and offers access to the rear garden. Practical additions include a utility room and a downstairs shower room, ideal after days spent exploring the surrounding Norfolk countryside.

A cosy sitting room lies to the front of the property, featuring a log burner with red brick surround and exposed wooden beams, creating a space to enjoy a good book or glass of your favourite tittle with the roaring fire.

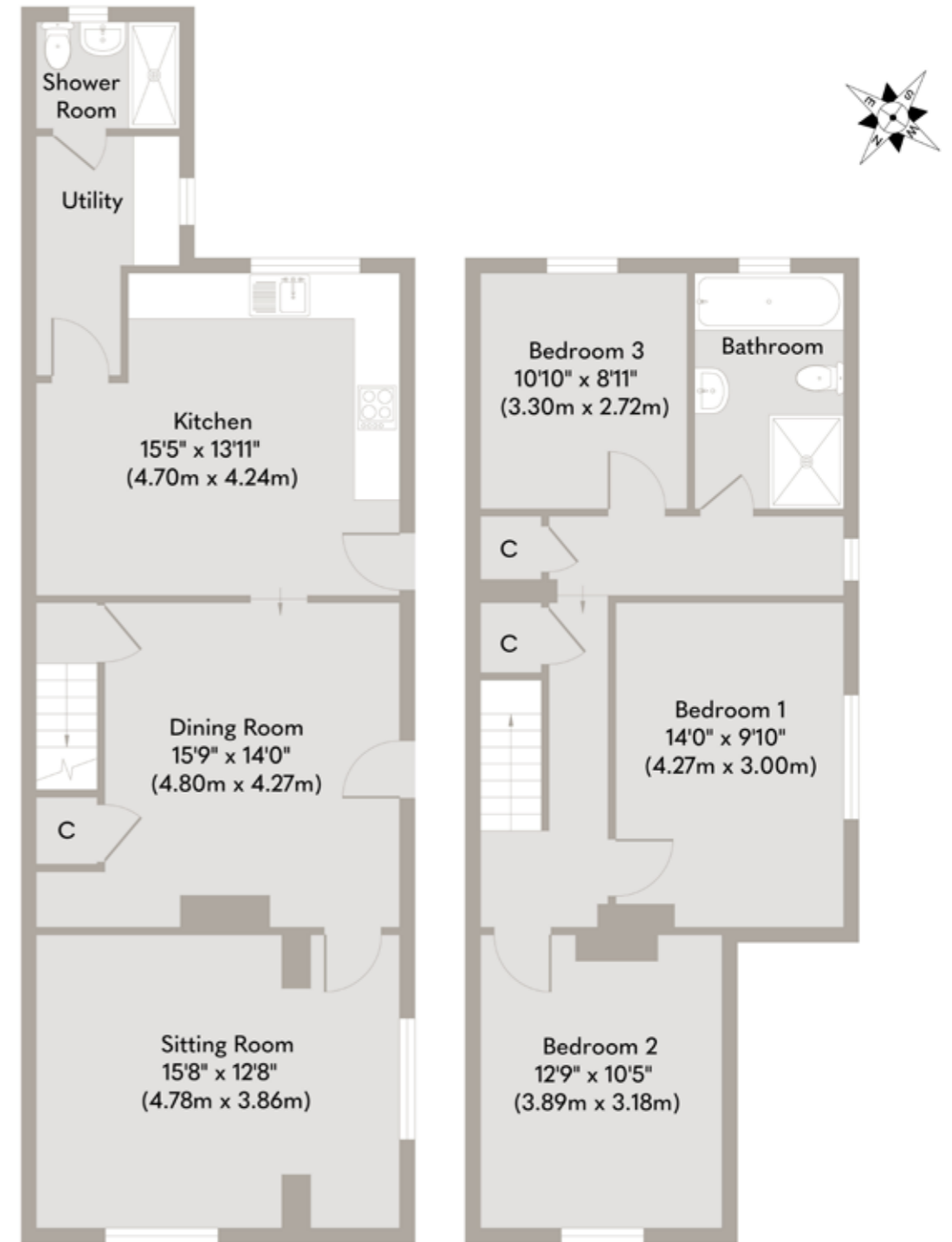
Upstairs, the three double bedrooms enjoy far-reaching countryside views, with each room offering flexibility for use as a study or snug if desired. A contemporary family bathroom, complete with a luxurious bath and waterfall shower, serves the bedrooms, ensuring comfort and style.

The outdoor spaces are equally impressive. The rear garden provides intimate entertaining areas designed to maximise the stunning countryside views. Additionally, an outbuilding offers versatile extra accommodation, with the potential to be converted into a charming Airbnb—perfect for those looking to generate additional income.



...the property provides  
a perfect retreat for  
those seeking the quiet  
country life.





**Ground Floor**  
 Approximate Floor Area  
 705 sq. ft  
 (65.49 sq. m)

**First Floor**  
 Approximate Floor Area  
 571 sq. ft  
 (53.04 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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# Guestwick

TIMELESS CHARM, COUNTRYSIDE  
BLISS, CONNECTIONS BEYOND

Welcome to Guestwick, a quaint and picturesque village nestled close to Wood Dalling in the countryside. Steeped in history, the village boasts the Old Station House, a charming reminder of its past as part of the Midland and Great Northern Railway.

In this delightful village, you'll find all the necessities close at hand, with local shopping options readily available in the nearby market town of Reepham.

Just a short 8-mile journey northward leads you to the Georgian market town of Holt. Here, you'll discover a vibrant atmosphere with an array of restaurants, pubs, shops, and galleries to explore. Holt is also proud to be home to Gresham's Pre Prep, Preparatory, and Public Schools, adding to the appeal for families seeking top-notch education for their children.

Beyond Holt, the coastal village of Blakeney awaits, inviting you to immerse yourself in its narrow streets and flint-faced houses. Embrace the natural beauty of the marshes and beaches, where sailing, seal trips, bird watching, and various leisure pursuits await, promising unforgettable moments in nature.

Looking to venture further afield? The cathedral city of Norwich awaits just 27 miles to the south-east. As a bustling hub, Norwich boasts a mainline railway station, with London Liverpool Street just a 100-minute journey away, ensuring you're well connected to the capital. For those with a touch of wanderlust, Norwich International Airport to the city's north opens up a world of travel opportunities.



## Note from Sowerbys



“This charming semi-detached home enjoys a tranquil setting, offering a seamless blend of character and contemporary living.”



### SERVICES CONNECTED

Services to be confirmed.

### COUNCIL TAX

Band C.

### 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: ///response.juices.loudness

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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for the homeless

 mind  
Norfolk and  
Waveney

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