



Salix Cottage

SNETTISHAM

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Salix Cottage

4 Common Road, Snettisham,
PE31 7PE

Renovated Coastal Cottage with Approximately
1,100 Sq. Ft. of Accommodation

Three or Four Bedrooms

A-Rated Energy Efficiency

Ground Floor Bedroom with En-Suite

Optional Home Office

Separate Cloakroom and First
Floor Family Bathroom

Dual Aspect Wood-Burner

Low-Maintenance Courtyard Garden
and Designated Off-Road Parking

PV Panels with Battery Storage
and Gas Central Heating

Just Over Two Miles to the Beach and
Half a Mile to Bustling Village Centre



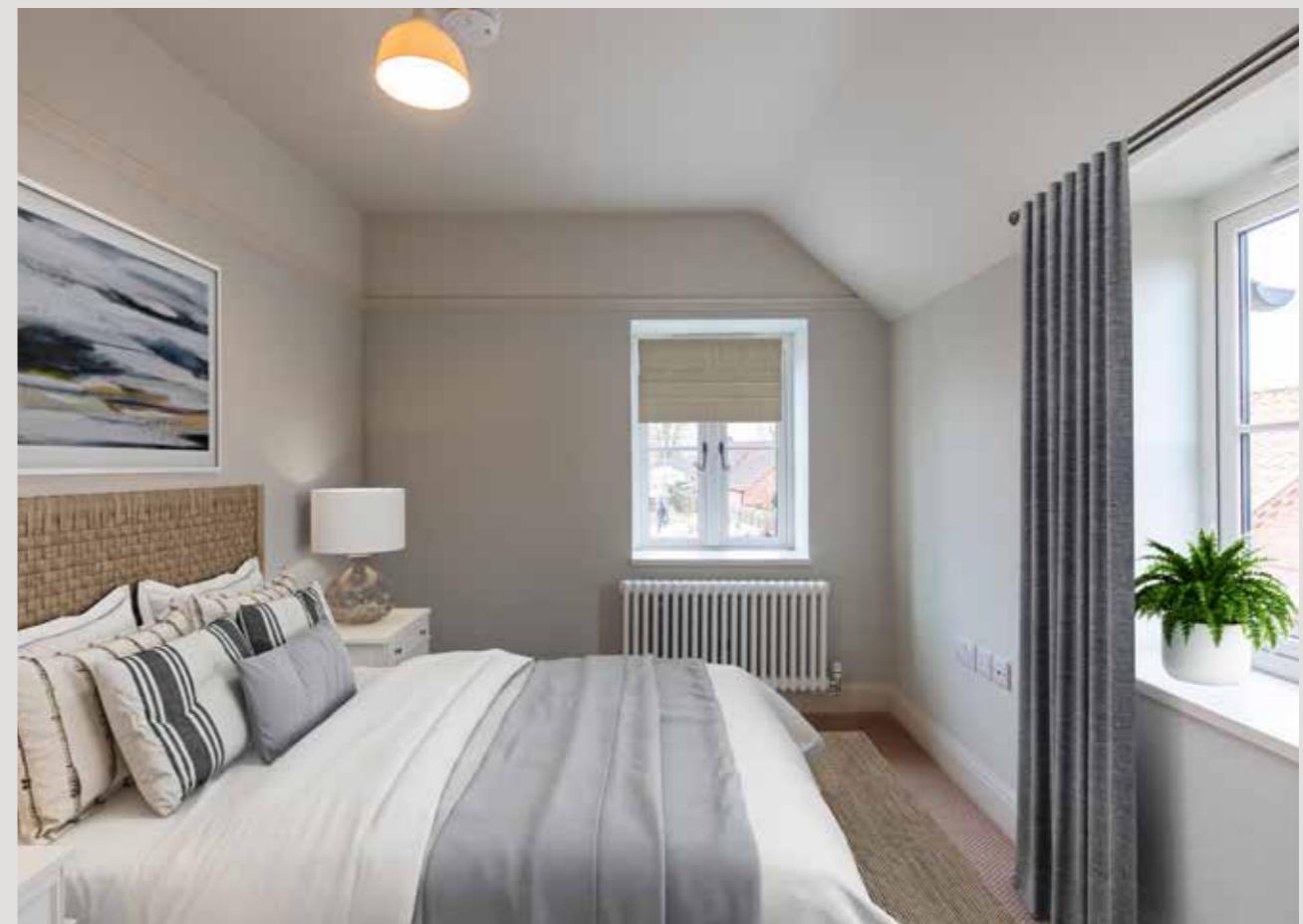
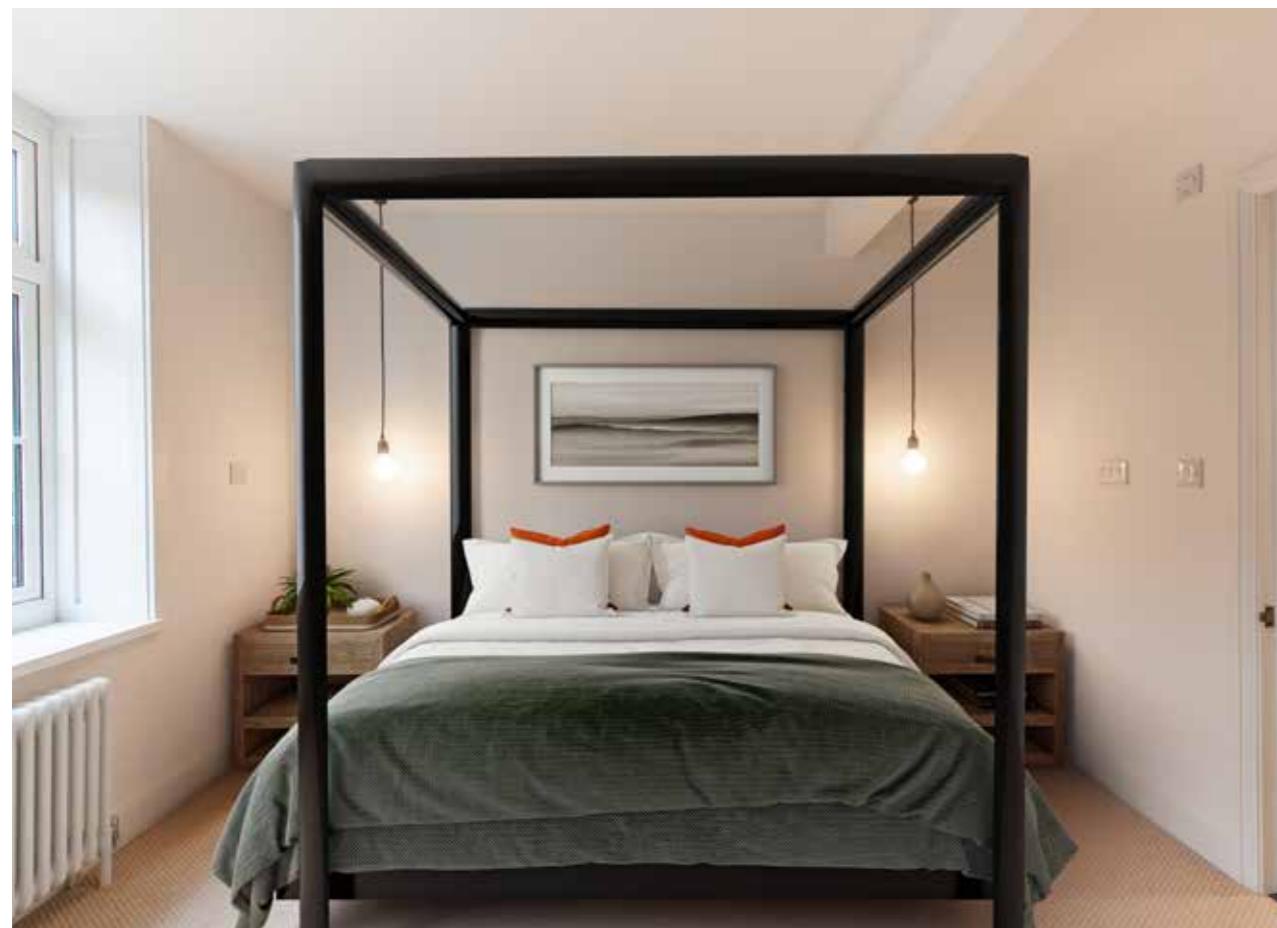


Just moments from the North Norfolk coastline, Salix Cottage is a charmingly restored period home which blends character with modern efficiency. Once a willow weaver's cottage, this thoughtfully renovated property retains its historic appeal while embracing contemporary living.

Step inside, and you'll find spaces designed for both comfort and practicality. The heart of the home is the handmade kitchen and sitting room, where a dual-aspect wood-burner brings warmth and atmosphere. Bi-folding doors open onto a low-maintenance courtyard garden, inviting you to start the day with a coffee in the morning sun and unwind with a glass of wine as the late summer evening light fades.

Flexibility is key here, with a ground-floor bedroom and en-suite offering convenient single-level living, while the additional bedrooms upstairs provide space for family or guests. An optional home office ensures remote working is effortless. Sustainable touches, including PV panels with battery storage, enhance the home's efficiency without compromising its timeless appeal.

With off-road parking and the village centre just half a mile away, Salix Cottage offers the perfect balance of countryside tranquillity and coastal convenience—a place to settle in and enjoy the best of Norfolk living.





First Floor
Approximate Floor Area
437 sq. ft
(40.58 sq. m)



Ground Floor
Approximate Floor Area
665 sq. ft
(61.78 sq. m)

FIRST FLOOR

Bedroom
11'3" x 9'11" (3.44m x 3.03m)

Bedroom
11'10" x 8'4" (3.60m x 2.53m)

Study
8'6" x 7'4" (2.58m x 2.23m)

GROUND FLOOR

Kitchen
16'5" x 16'1" (5.00m x 4.91m)

Sitting Room
16'1" x 9'9" (4.91m x 2.98m)

Bedroom
11'2" x 11'2" (3.42m x 3.41m)

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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Snettisham

SMALL VILLAGE, BIG REPUTATION

For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 112ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Diners are spoilt for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from Sowerbys



"...the perfect balance of countryside tranquillity and coastal convenience."



SERVICES CONNECTED

Mains water, electricity and drainage. PV Solar panels with battery storage. Heating via gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

A. Ref:- 2500-2889-0332-0405-3753

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: ///circles.theory.monitors

AGENT'S NOTE

Access to the parking area for Salix Cottage is owned by Willow Lodge. There will be a right of way when the plots are registered. All three properties (Osier Cottage, Salix Cottage and Willow Lodge) will be required to contribute to the upkeep of the shared driveway and parking area.

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.

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