



THE STORY OF

3 Overton Square

Bodham, Norfolk

SOWERBYS



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3 Overton Square

Bodham, Holt, Norfolk
NR25 6NS

Delightful Brick and Flint Period Cottage

Peacefully Tucked Away in a Charming Village
Setting

Offered with the Benefit of No Onward Chain

Brimming with Character and Original Period
Features

Beautifully Presented Garden, Perfect for Outdoor
Enjoyment

Convenient Off-Road Parking for One Vehicle

Two Well-Proportioned Bedrooms

Nestled within a Private Courtyard Location

Useful Outbuilding Providing
Excellent Storage Solutions

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Tucked away in a peaceful courtyard setting, this beautifully presented brick and flint cottage is a wonderful blend of period charm and modern comforts.

Sympathetically modernised in recent years, the property exudes character throughout. A calm, neutral palette enhances the light-filled interior, while thoughtfully retained features offer a true sense of heritage. The welcoming sitting room boasts elegant parquet flooring and a striking brick-built fireplace, complete with tiled detailing and a wood-burning stove — the perfect place to unwind on cooler evenings.

To the rear, a delightful country-style kitchen brings warmth and functionality in equal measure. Here, you'll find a charming original fireplace with bread oven alongside modern cabinetry, creating a space that is both stylish and practical.

Upstairs, two comfortable double bedrooms are served by a well-appointed bathroom, blending classic style with contemporary fittings.

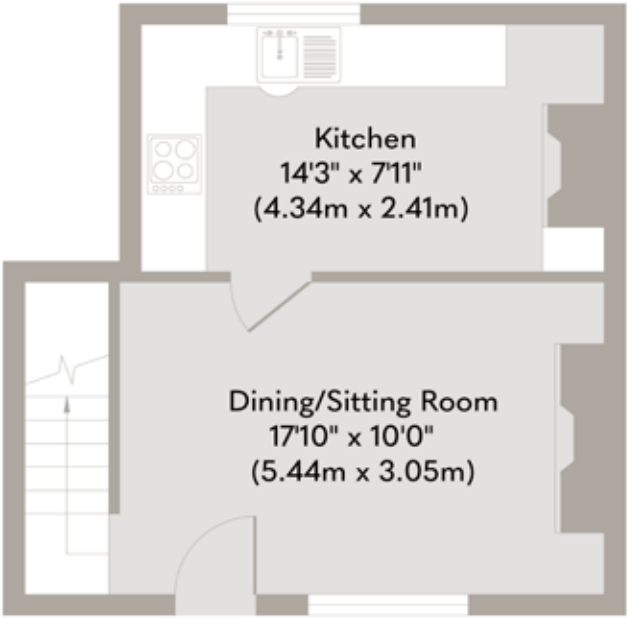
Outside, the cottage enjoys the benefit of private parking for one vehicle within the courtyard. A short stroll up the lane leads to a generous, detached garden — a true hidden gem. Enclosed by mature hedging and trees, this tranquil space enjoys views across open farmland and offers excellent potential for those wishing to create a private retreat or kitchen garden.

Currently a much-loved second home, and offered with no onward chain, 3 Overton Square is ideal as a peaceful Norfolk escape, charming holiday let, or a wonderful first-time buy — a rare opportunity to own a slice of village life in an enchanting setting.





First Floor
Approximate Floor Area
296 sq. ft
(27.49 sq. m)



Ground Floor
Approximate Floor Area
296 sq. ft
(27.49 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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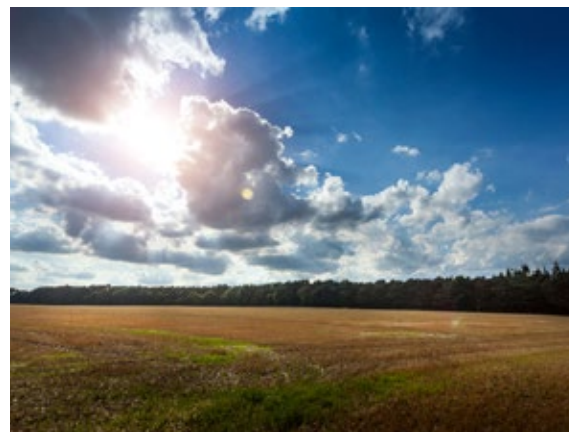
Bodham

A LOVELY VILLAGE WITH A STRONG COMMUNITY

Excellentlly positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from Sowerbys



“A short stroll up the lane leads to a generous, detached garden enclosed by mature hedging and trees — a true hidden gem.”



SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:-0441-2871-6278-9596-8931

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: ///pans.circle.cleanest

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SOWERBYS

To mark our 30th anniversary year, we're making a donation
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Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
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Air Ambulance**

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