



THE STORY OF

25 Eastgate Street

North Elmham, Norfolk

SOWERBYS



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25 Eastgate Street

North Elmham, Norfolk
NR20 5AB

Beautiful Terrace Cottage

Multi Fuel Burner

Large Enclosed Garden

Highly Desirable Village Location

Close to Amenities

Modern Kitchen-Breakfast Room

Two Bedrooms

Ground Floor Bathroom and Utility Area

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com

Located in the picturesque village of North Elmham, this charming terrace cottage brings together period character and contemporary living in a highly desirable location. Whether you're searching for a peaceful full-time residence, a first home with charm, or a weekend retreat in the countryside, this well-proportioned property offers a compelling blend of style, comfort, and practicality.

The home strikes a welcoming balance between traditional features and modern upgrades. At its heart is a bright and functional kitchen-breakfast room, thoughtfully designed to serve as a sociable and efficient space for everyday life. The inclusion of a multi-fuel burner in the living space enhances the sense of warmth and comfort, creating a true focal point during the cooler months.

Offering two well-appointed bedrooms upstairs, the property provides flexible options for a couple, young family, or anyone needing a guest room or home office. The ground floor bathroom is tastefully presented and conveniently located to serve both residents and visitors.

One of the standout features of Eastgate Street is its impressive enclosed garden. Unusually generous for a cottage of this type, the outdoor space is private and secure - ideal for gardening enthusiasts, outdoor dining, or simply enjoying the peaceful surroundings. It offers the opportunity to create a personal oasis or a family-friendly space to unwind and entertain.

Set within a short stroll of the village's local amenities - including a shop, pub, and post office - the home is well placed for daily needs while enjoying a countryside setting.

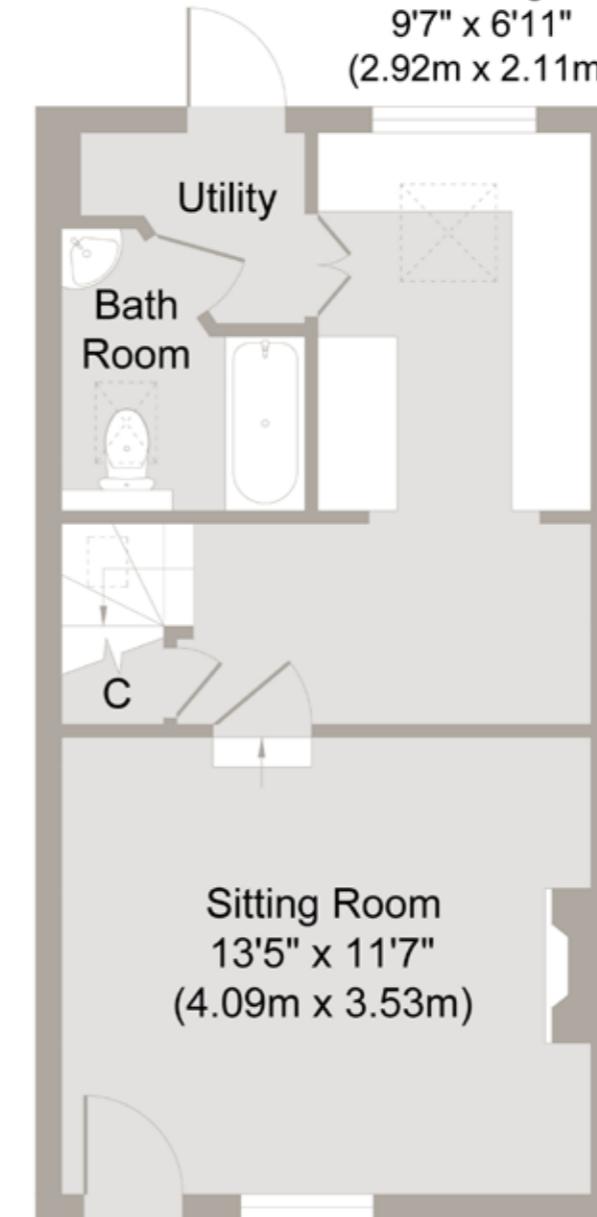
With its desirable village location, generous garden, and a thoughtful mix of traditional character and modern features, it's a home that invites you to settle in and enjoy everything this vibrant corner of Norfolk has to offer.







Kitchen/Dining Room
9'7" x 6'11"
(2.92m x 2.11m)

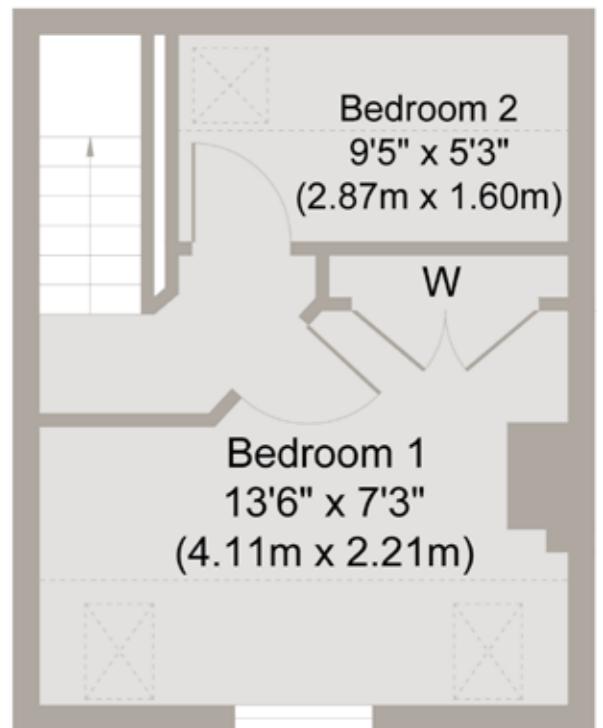


Sitting Room
13'5" x 11'7"
(4.09m x 3.53m)

Ground Floor
Approximate Floor Area
361 sq. ft
(33.53 sq. m)



Bedroom 2
9'5" x 5'3"
(2.87m x 1.60m)



First Floor
Approximate Floor Area
228 sq. ft
(21.18 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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North Elmham

A HISTORIC VILLAGE WITH MODERN CONVENIENCE

North Elmham is a delightful and historically rich village in central Norfolk, offering a perfect mix of rural charm, community spirit, and convenient access to nearby towns and cities. Steeped in history, the village was once the site of the Anglo-Saxon cathedral for East Anglia, and today, the fascinating ruins of North Elmham Chapel, managed by English Heritage, stand as a reminder of its past.

The village enjoys a thriving community with excellent local amenities, including a well-stocked village shop, a post office, a doctor's surgery, and a highly regarded primary school. The popular King's Head pub offers a welcoming atmosphere with hearty meals, while a local tearoom provides a cosy spot for coffee and cake. For those who enjoy the outdoors, North Elmham is surrounded by beautiful countryside, with scenic walking trails along the River Wensum and access to the renowned Norfolk countryside.

Despite its peaceful setting, North Elmham is well-connected, with the nearby market town of Dereham just a 10-minute drive away, offering a wider range of shops, supermarkets, and leisure facilities. Fakenham, known for its racecourse and bustling markets, is also within easy reach. For those commuting or seeking cultural attractions, the historic city of Norwich is around 40 minutes away, providing excellent shopping, dining, and transport links, including direct trains to London.

With its rich history, welcoming community, and idyllic surroundings, North Elmham offers a wonderful balance of village life with convenient access to the wider region, making it a highly desirable place to call home.



Note from Sowerbys



“Unusually generous for a cottage of this type, the outdoor space is private and secure...”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref: 2958-1910-6280-8436-7930

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: //udder.asked.nozzles

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

