



THE STORY OF

# Meadow Cottage

*Swainsthorpe, Norfolk*

SOWERBYS





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# Meadow Cottage

Norwich Road, Swainsthorpe, Norfolk  
NR14 8PU

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Detached Period Home Dating Back to Circa 1750

Substantial Residence Formed  
from Four Original Cottages

Private Setting with No Immediate Neighbours

Extensive Gravel Driveway with  
Turning Circle and Ample Parking

Detached Double Cart Lodge  
Providing Garaging and Storage

Beautifully Landscaped Grounds  
with Open Countryside Views

Heated Swimming Pool and Generous  
Entertaining Terraces

Versatile External Studio with Bar  
Area and Bi-Folding Doors

Four Well-Proportioned Double Bedrooms  
Including Principal En-Suite

Convenient Access to Norwich and  
Offered with No Onward Chain

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







Meadow Cottage is a captivating detached period home believed to date back to circa 1750, offering a rare blend of historic character, generous proportions and a notably private setting. Originally formed from four individual cottages, the property has been carefully unified into one substantial and highly versatile residence, which has been cherished by the same family for more than 45 years. The result is a home of real presence, combining warmth, space and flexibility with the benefit of a convenient location close to Norwich, and offered with no onward chain.

The approach immediately conveys a sense of privacy on arrival. A private driveway leads to an expansive gravelled parking area with turning circle, providing ample space for multiple vehicles. A detached double cart lodge offers further covered parking and practical storage, well suited to modern family life or those with hobbies requiring additional space.

The grounds are a particular highlight and are exceptional given the proximity to the city. Beautifully landscaped gardens surround the house, creating a feeling of seclusion while opening out to rolling countryside views beyond. Manicured lawns are complemented by established planting, mature boundaries and carefully designed outdoor areas that encourage both relaxation and entertaining. A heated swimming pool sits alongside a wide entertaining terrace, ideal for summer gatherings while enjoying the open outlook across neighbouring fields.

An impressive external studio measuring approximately 17ft x 18ft adds another valuable dimension to the property. Fitted with a bar area and bi-folding doors, it provides an excellent space for entertaining, hobbies or informal gatherings, with the benefit of a pool house and additional storage close by.





Originally formed from four farm labourers' cottages, the property has a unique sense of history and character.







The accommodation within the main house is both generous and well balanced. A welcoming reception hall sets the tone, leading through to a sitting room and adjoining drawing room that flow together to create an expansive and comfortable living area, ideal for both everyday use and larger occasions. The 22ft kitchen forms a natural hub of the home, offering ample space for dining and enjoying direct access to the garden via sliding doors. A separate utility room adjoins, adding to the practicality of the layout. Further ground floor rooms include a garden room, study, cloakroom and useful storage, allowing the accommodation to adapt easily to changing needs.

Upstairs, four well-proportioned double bedrooms are arranged around a spacious landing. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Throughout, the house retains a strong sense of character and individuality, reflecting its origins while offering comfortable and flexible living for modern life.

Meadow Cottage represents a rare opportunity to acquire a substantial period home with privacy, grounds and countryside views, all within easy reach of Norwich. Of particular note, a bus stop is conveniently located at the top of the driveway, providing straightforward access into the city and to a wide selection of well-regarded schools, further enhancing the appeal for family living.

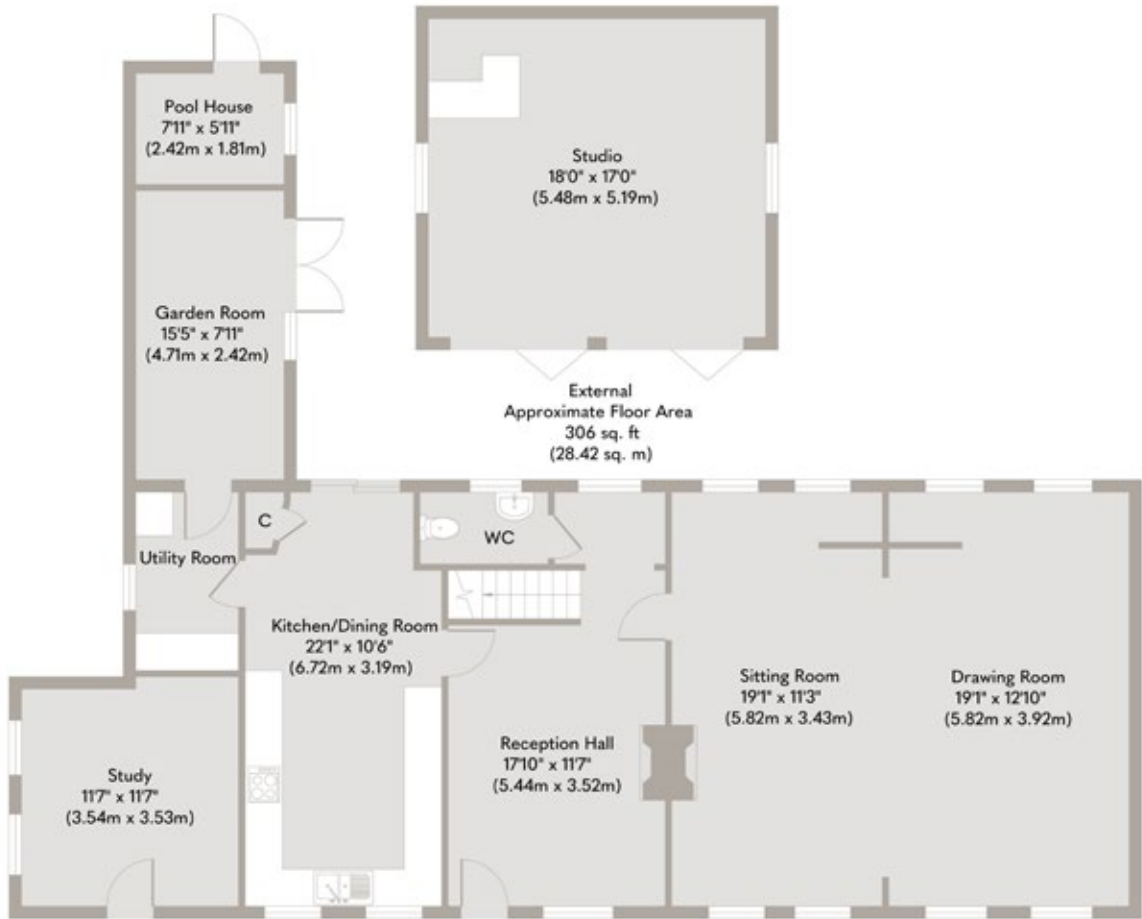




The house offers total privacy with a true countryside feel, yet remains only minutes from the city and local amenities.







Ground Floor  
Approximate Floor Area  
1418 sq. ft  
(131.70 sq. m)



First Floor  
Approximate Floor Area  
900 sq. ft  
(83.62 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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# Norwich

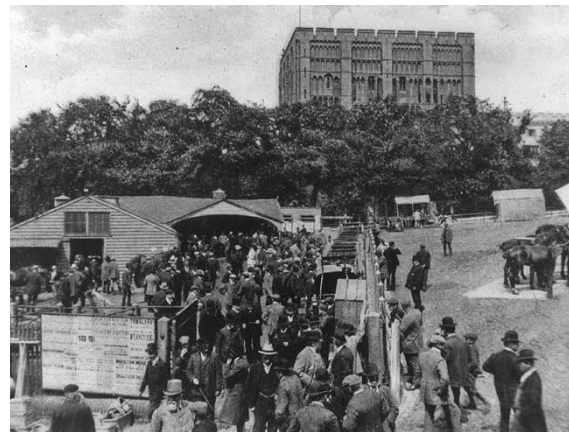
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from the Vendor



“For 49 years, this has been a wonderfully relaxing place to live, I have never once considered moving.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:-0615-3023-7202-4437-9204

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: ///drank.taxed.stall

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# SOWERBYS

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in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

