

THE STORY OF

Willow Tree Cottage

Wiveton, Norfolk

SOWERBYS



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Willow Tree Cottage

The Street, Wiveton, Norfolk
NR25 7TH

Detached Single Story Living Set Within
Approximately Half an Acre (STMS)

Positioned In the Heart of Wiveton
on the North Norfolk Coast

Open-Plan Kitchen, Dining and Living Space

Well-Appointed Kitchen with Butler
Sink and Breakfast Bar Island

Light-Filled Interiors

Three Bedrooms Plus Flexible
Study/Fourth Bedroom

Principal Bedroom with Dual-
Aspect Garden Views

Contemporary Shower Room and
Separate Utility Room

Conservatory Overlooking the Gardens

Mature Wrap-Around Gardens,
Garage and Ample Parking

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Set within mature grounds of approximately half an acre (STMS), Willow Tree Cottage presents a rare opportunity to enjoy generous single-storey living in the heart of Wiveton, one of North Norfolk's most desirable coastal villages.

Positioned between the Georgian market town of Holt and the sweeping salt marshes of Blakeney, Wiveton is defined by its unspoilt landscape, strong sense of community and easy access to some of the county's finest walking and sailing. The village itself offers a relaxed pace of life, with well-regarded pubs and coastal paths all within comfortable reach.

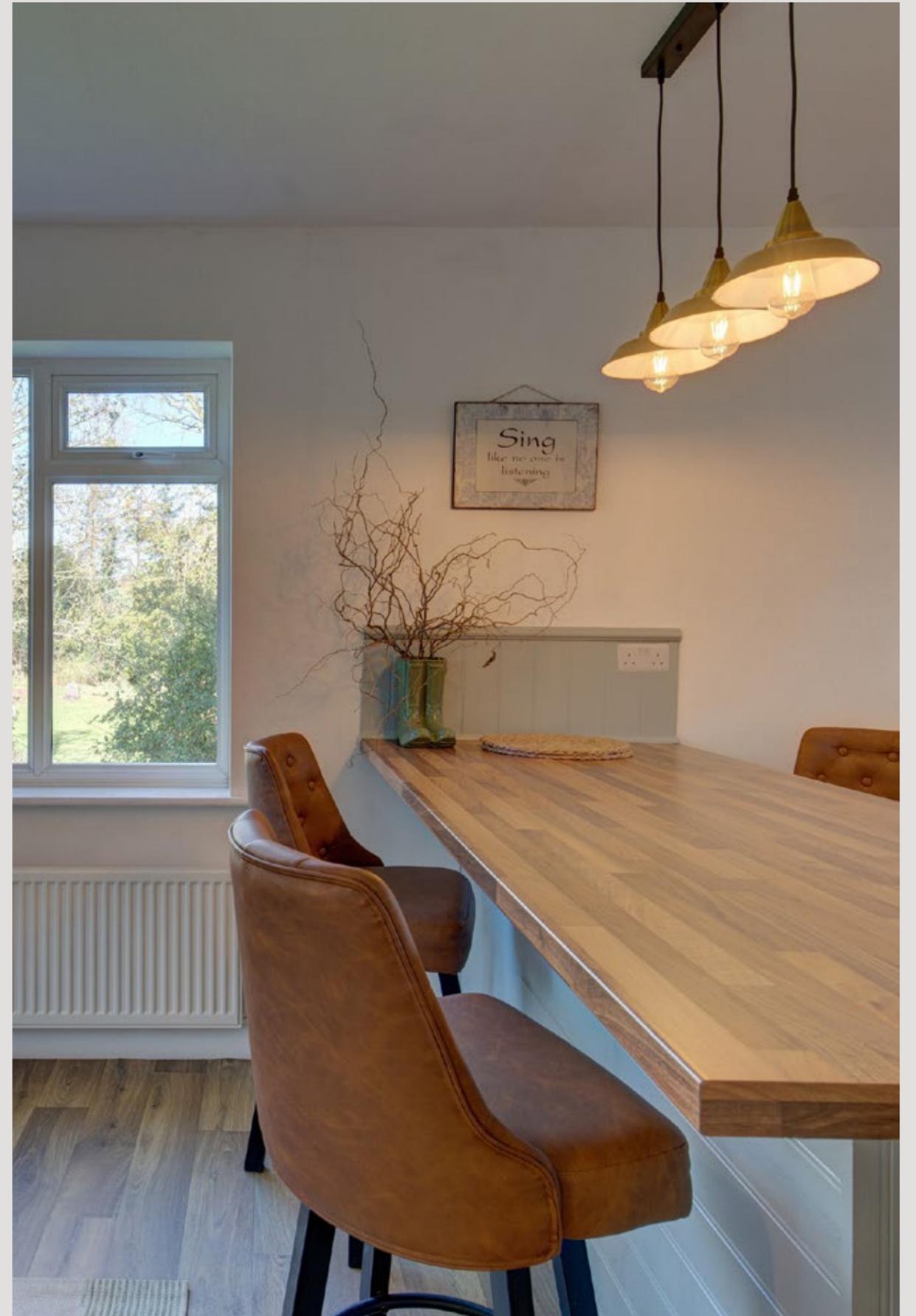
This detached bungalow has been thoughtfully updated to create a light, flexible home well suited to modern living, and has recently undergone complete rewiring. The house sits comfortably within its wrap-around plot, where established planting, open lawns and a seasonal wildlife pond combine to create a private and ever-changing setting. A traditional brick and flint boundary wall reflects the local vernacular and provides a pleasing sense of arrival.

At the centre of the home is an impressive open-plan kitchen, dining and living space, designed to bring people together. The kitchen is both practical and well considered, featuring a butler sink, induction hob, electric oven and wood-effect worktops paired with shaker-style cabinetry. A central breakfast bar island offers an informal place to gather, whether for morning coffee or relaxed entertaining.

The space flows naturally into the dining and sitting areas, where large windows invite in natural light and frame views of the surrounding gardens. A feature fireplace with a slab hearth creates a focal point within the sitting room, with scope for the installation of a log burner to enhance the atmosphere during the cooler months.



The coastal path is just 10 minutes away, with excellent pubs nearby including The Wiveton Bell and The Three Swallows.





The accommodation is arranged to offer both comfort and versatility. The principal bedroom is a well-proportioned double with a dual-aspect outlook across the gardens, while a second double bedroom provides equally appealing accommodation. A third bedroom offers flexibility for family or guests, complemented by a separate study that could readily serve as a fourth bedroom, home office or creative space.

A modern shower room is fitted with a walk-in shower and practical storage, while a separate utility room adds everyday convenience. To the rear, a conservatory overlooks the gardens and provides a calm, light-filled space to enjoy throughout the seasons.

Outside, the grounds are a defining feature of the property. Extending to around half an acre, the gardens wrap around the bungalow and offer a balance of openness and seclusion. Expanses of lawn are interspersed with mature shrubs and trees, creating structure and interest, while the seasonal pond attracts wildlife and enhances the natural character of the setting. The space lends itself equally well to gardening, outdoor dining or simply enjoying the surroundings.

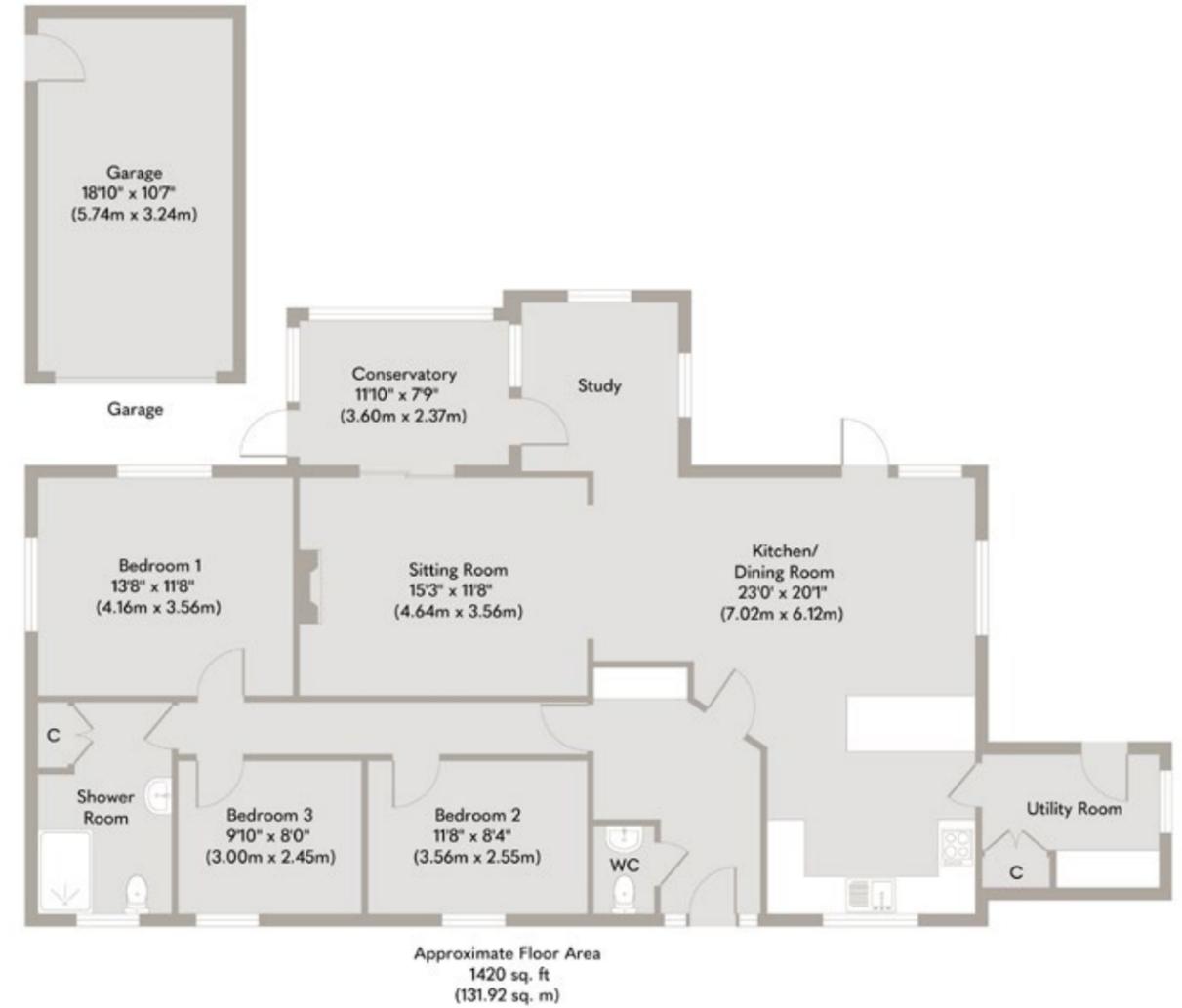
A detached garage and ample off-road parking complete the practical elements of the home.

Willow Tree Cottage offers a compelling combination of space, setting and adaptability, all within easy reach of the North Norfolk coast and its many attractions.



We've loved the peace here, with the coast, Blakeney and Cley all within walking distance, and wildlife regularly passing through the garden.





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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Wiveton

NORFOLK GEM NEAR COAST AND COUNTRYSIDE

Wiveton is a picturesque and peaceful village nestled in the heart of North Norfolk's Area of Outstanding Natural Beauty. Surrounded by rolling countryside, salt marshes, and the stunning coastline, it offers an idyllic rural lifestyle with easy access to some of the region's most celebrated destinations. The village is characterised by charming flint cottages, winding lanes, and an atmosphere of timeless tranquillity. At its heart sits the much-loved Wiveton Bell, an award-winning gastropub renowned for its seasonal, locally sourced menu, real ales, and welcoming ambience. With a delightful beer garden and open fires, it's a hub for locals and visitors alike.

Wiveton also boasts the popular Wiveton Hall just beyond the village – a historic estate with a café, farm shop, and regular events, including art exhibitions and outdoor cinema nights. From Wiveton, scenic walking routes stretch across the marshes to nearby villages, offering spectacular views and wildlife spotting opportunities, especially for birdwatchers.

The charming coastal village of Blakeney is within walking distance, famed for its quay where you can embark on boat trips to see the seals at Blakeney Point. The neighbouring village of Cley-next-the-Sea is equally popular, known for its iconic windmill, artisan shops, and the internationally important Cley Marshes Nature Reserve, managed by the Norfolk Wildlife Trust.

A short drive inland brings you to the elegant Georgian town of Holt, which offers a wide range of amenities including boutique shops, galleries, delis, and restaurants. Holt is also home to Gresham's School and benefits from excellent transport links, including the heritage North Norfolk Railway to Sheringham, which connects to the national rail network.



Note from the Vendor



“The views are a joy - sheep to the front and a lovely outlook across the garden and pond.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

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: ///apprehend.dries.become

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

