



THE STORY OF

Kimberley Cottage

Skepton, Norfolk

SOWERBYS



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Skeyton, Norfolk
NR10 5AL

Characterful Cottage Set in Just
Under an Acre (STMS)

Sitting Room with Inglenook and Wood Burner

Cosy Snug with Wood Burner

Dining Room

Well Equipped Kitchen Breakfast Room

Shower and Cloakroom

Utility Room

Five First Floor Bedrooms

Family Bath and Shower Room

Outdoor Store/Workshop and
Detached Triple Garage

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Kimberley Cottage is a delightful and characterful home offering comfortable and versatile accommodation throughout. The spacious sitting room is bathed in natural light and features a beautiful inglenook fireplace with a wood-burning stove - perfect for cosy winter evenings. A separate snug, also enjoying the warmth of a wood-burning stove, provides an inviting space for relaxation.

The well-fitted kitchen/breakfast room offers ample storage and generous workspace, ideal for keen cooks. The dining room is perfectly suited for entertaining, while a utility room and convenient ground-floor shower room add to the home's practicality.

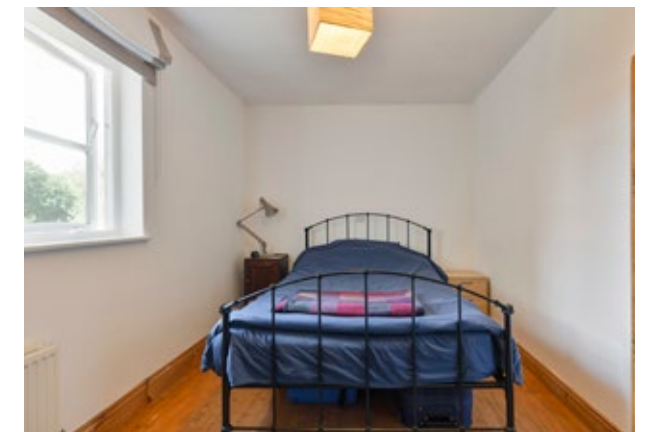
Upstairs, the first floor hosts five well-proportioned bedrooms and a stylish family bathroom with both bath and shower facilities.

Outside, the property enjoys extensive grounds extending to just under an acre. A generous entertaining terrace is accessible from both the snug and sitting room, ideal for al fresco dining and gatherings. A charming lawned garden enclosed by a subtle picket fence offers security for pets, and beyond lies a sweeping lawn - an enchanting haven for local wildlife.

There is ample parking along with a detached triple garage. Additionally, the adjoining store/garage and separate workshop provide excellent storage or workspace, and offer potential for conversion into further ground-floor accommodation (subject to the necessary consents).

Kimberley Cottage combines period charm with modern convenience, all set within tranquil and picturesque surroundings. Conveniently located less than ten minutes from a Waitrose supermarket, it is equidistant from the bustling market towns of Aylsham and North Walsham - perfectly positioned for both rural living and easy access to everyday essentials. An exceptional family home or countryside retreat.







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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Skeyton

COUNTRY CALM WITH GREAT CONNECTIONS

Tucked away in the picturesque North Norfolk countryside, Skeyton is a peaceful rural village offering the perfect blend of country living and convenient access to nearby amenities. Surrounded by open fields and quiet country lanes, it's ideal for those seeking a slower pace of life without feeling remote.

Just over 10 minutes away is the thriving market town of North Walsham, which offers a range of independent shops, supermarkets, cafés, pubs, and essential services, including a train station with regular links to Norwich and the coast. The historic city of Norwich is less than 30 minutes by car and offers a vibrant mix of shopping, restaurants, entertainment, and rail services to London Liverpool Street.

The charming village of Coltishall is also within easy reach, situated along the banks of the beautiful River Bure. Known as the 'Gateway to the Broads', Coltishall is popular for riverside walks, cosy pubs, and boating – a perfect spot for weekend outings or relaxed summer evenings.

Skeyton is also well-placed for exploring the wider delights of Norfolk, including the sandy beaches at Mundesley, Cromer, and Overstrand, and the renowned Norfolk Broads National Park with its tranquil waterways, abundant wildlife, and outdoor activities such as paddleboarding, canoeing, and birdwatching.

With its countryside charm, access to the River Bure, and strong community feel, Skeyton offers an idyllic lifestyle for families, professionals working from home, and retirees alike – all within easy reach of Norfolk's best attractions and transport links.



Note from Sowerbys



“...beyond lies a sweeping lawn - an enchanting haven for local wildlife.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 0350-2849-4560-2595-0175

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: ///rail.correct.radically

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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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