



THE STORY OF

# 2 Reading Room Cottages

*Swanton Novers, Norfolk*

**SOWERBYS**



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## 2 Reading Room Cottages

The Street, Swanton Novers, Norfolk  
NR24 2QY

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Beautifully Restored Two-Bedroom  
Period Cottage Dating Back To 1851

Peaceful Village Setting, Near Holt,  
Fakenham and the North Norfolk Coast

Charming Interior Blending Original  
Character with Contemporary Style

Shaker-Style Kitchen with Corian  
Worktops and Engineered Oak Flooring

Cosy Sitting Room with Wood-Burning Stove  
and French-Style Window to Secret Terrace

Original Beams and Floorboards Creating  
Warmth and Authenticity Throughout

Modern Downstairs Shower Room with  
Walk-In Shower and Underfloor Heating

Generous Garden with Lawn, Summerhouse,  
Dining Patio, Flower Borders and Hidden Grove

Off-Street Gravelled Parking, Two Brick-Built  
Sheds, Log Store and Fully Enclosed Grounds

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Steeped in history and refined with contemporary elegance, this distinguished two-bedroom period residence beautifully unites timeless character with modern country living. Dating back to at least 1851, the home is discreetly positioned within the picturesque village of Swanton Novers, perfectly situated between Holt, Fakenham, and the captivating North Norfolk coastline.

From the moment you step through the stable door, the sense of craftsmanship and attention to detail is unmistakable. The interior has been thoughtfully designed to balance tradition and modernity, a shaker-style kitchen with Corian worktops and engineered oak flooring flows effortlessly into the dining hall and a welcoming sitting room, where a wood-burning stove provides a comforting focal point. French-style doors open onto a secluded terrace, offering a peaceful spot to enjoy morning coffee or an evening glass of wine.

Upstairs, original beams and floorboards speak to the home's enduring heritage, creating an atmosphere of authenticity and warmth. The principal bedroom is a serene retreat with soft countryside views, while the second bedroom provides versatility for guests, a study, or a creative space. The contemporary shower room exudes understated luxury with a walk-in shower, underfloor heating, and elegant finishes.

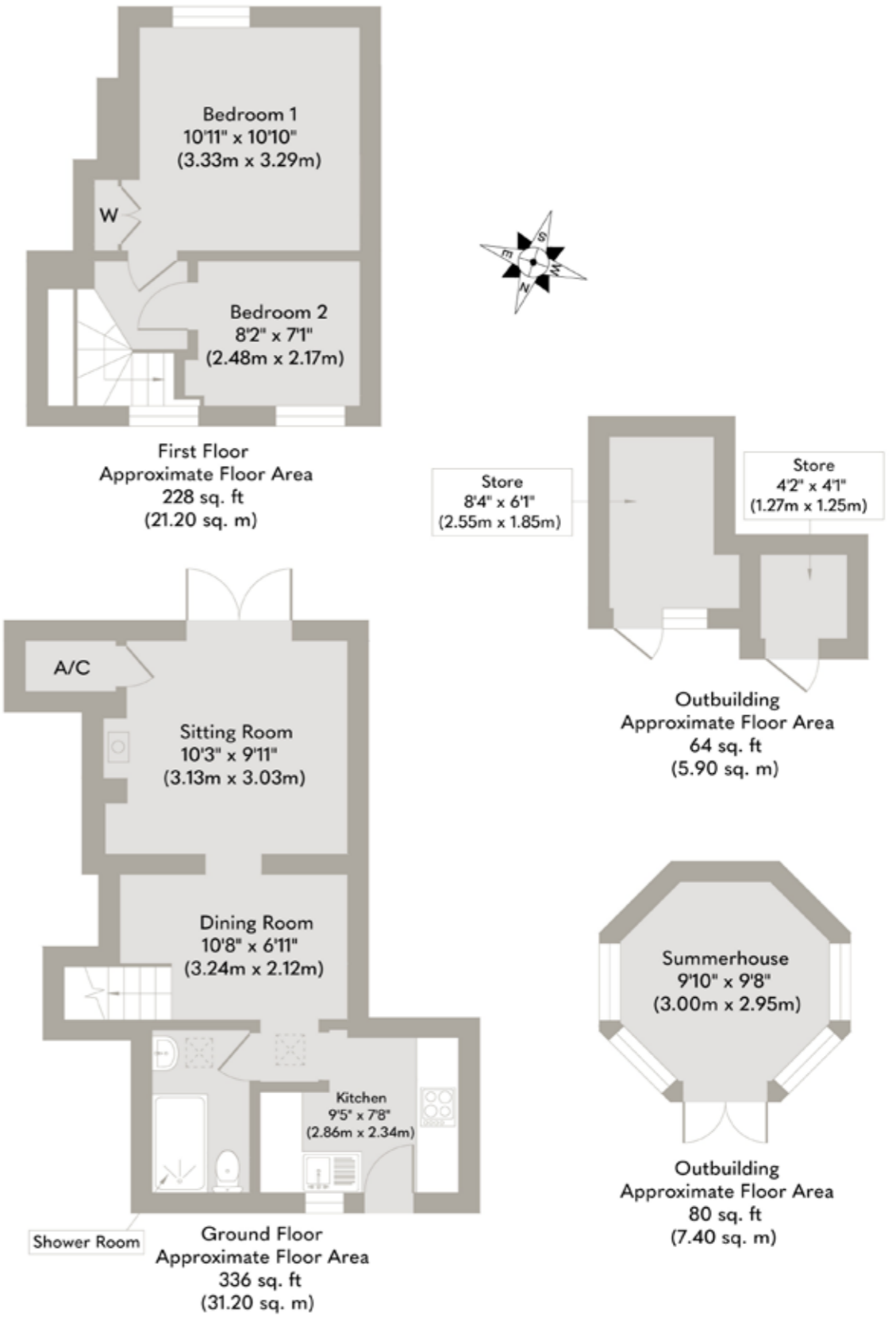
Outside, the enchantment continues. The generous garden presents a harmonious blend of lawn, flower borders, and a sunlit dining patio. A charming summerhouse offers a tranquil workspace or relaxing hideaway, complemented by two upgraded brick-built sheds and a log store. With gravelled parking and fully enclosed grounds, this exceptional property perfectly captures the grace, comfort, and enduring charm of North Norfolk living.





A handcrafted shaker kitchen with Corian worktops, marrying elegance and practicality.





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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# Swanton Novers

PICTURESQUE VILLAGE LIFE  
NEAR HOLT

An enviable location in North Norfolk, Swanton Novers is a picturesque and attractive small village in a secluded area, just to the west of Melton Constable and about six miles south of the Georgian market town of Holt.

There's a village hall, a church, holiday accommodation for beautiful retreats and the village is also surrounded by meadows and woodlands.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

The cathedral city of Norwich is just 24 miles distant from Swanton Novers. 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 home that captures the poise and grace of North Norfolk living at its finest.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Electric smart heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref:- 8536-7629-4600-1141-7902

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: ///prospers.bulb.glidens

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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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