



Butlers Cottage, Dereham Road, Swanton Novers

Melton Constable

Minors & Brady



# Butlers Cottage, Dereham Road

Swanton Novers, Melton Constable

Occupying a generous plot of approximately 0.51 acres (stms), this substantial detached home provides extensive and flexible accommodation comprising seven bedrooms, four with en suite facilities, together with a particularly spacious and well-appointed family bathroom. The layout includes three reception rooms, a fitted kitchen, a separate utility room and a dedicated study, creating a practical and versatile arrangement suited to a variety of living requirements, including potential holiday let or guest accommodation use, subject to any necessary consents. The property is approached via a gated entrance leading to ample parking and is set within established lawned gardens with mature trees and hedging, enhancing both its scale and privacy. Positioned along Dereham Road in the village of Swanton Novers, it is surrounded by open North Norfolk countryside, with everyday amenities, independent shops and cafés available in nearby Holt and Fakenham.

## Location

Dereham Road in Swanton Novers enjoys a peaceful North Norfolk setting, surrounded by open countryside while remaining well connected to nearby market towns. The village offers a welcoming rural atmosphere with a parish church and village hall, while everyday amenities, independent shops and cafés can be found in nearby Holt and Fakenham. The stunning North Norfolk coastline, including Wells-next-the-Sea and Holkham, is within easy reach, offering beautiful beaches and coastal walks. The area is also well placed for access to the A148, providing convenient road links across the county. Regular bus services operate through the surrounding villages, connecting residents to neighbouring towns and coastal destinations. Highly regarded schools and a wider range of supermarkets, healthcare facilities and leisure options are available in the nearby centres of Fakenham and Holt.



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## Dereham Road, Swanton Novers

Stepping inside, the impressive scale of the property is immediately clear. A wide entrance hall with blue carpeting creates a strong first impression, with broad corridors connecting the principal ground-floor rooms and the staircase rising to the first floor. The generous circulation space gives a real sense of openness and allows the layout to flow naturally from one area to the next.

The reception accommodation is arranged across three separate rooms, each offering comfortable proportions and good natural light. These rooms provide flexibility for formal sitting areas, dining space or communal living, depending on requirements. Their positioning allows them to function independently while still feeling connected to the rest of the home, making the ground floor both practical and adaptable.

Positioned separately is a dedicated study, fitted with built-in storage units and a wash basin. This space is well defined from the main reception rooms, creating a practical working environment with fitted cabinetry already in place.

The kitchen is spacious and functional, fitted with a range of white base and wall-mounted units complemented by black tiled splashbacks and extensive work surfaces. An inset hob with stainless steel extractor hood, built-in oven, and stainless steel sink are all clearly arranged within the layout, while multiple windows provide natural light. Adjoining this space is a separate utility room offering additional cabinetry, worktop space and a further sink, along with room for laundry appliances, ensuring the main kitchen remains uncluttered.

The ground floor bedroom accommodation comprises two well-proportioned bedrooms, each benefiting from its own en suite shower room fitted with shower facilities, wash basin and WC. The arrangement on this level provides a comfortable, self-contained living space with private facilities.

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Upstairs, a wide landing leads to five further bedrooms. Two of these rooms feature en suite shower rooms, while a third bedroom includes its own en suite WC. Serving the remaining rooms is an exceptionally spacious main bathroom, arranged with a full-length bath, separate wall-mounted shower area, pedestal wash basin and WC. The scale of this room is immediately noticeable, offering generous open floor space and a bright, airy feel that sets it apart from a typical bathroom. In addition, two further separate WCs are positioned on this floor, providing excellent overall provision across the accommodation.

Externally, the property stands within grounds extending to over half an acre. A gated entrance leads onto a driveway providing ample parking for several vehicles, together with a timber garage measuring approximately 16 feet by 9 feet and currently requiring some repair. A further pair of double gates connect to a shared drive returning to the road. The gardens are predominantly laid to lawn and framed by mature trees, established hedging and a wooded area containing a variety of deciduous and fir trees together with rhododendron planting. The outside space extends to approximately 0.51 acres, with two oil storage tanks and external lighting also in place.

Altogether, this is a substantial and highly adaptable detached property offering eight bedrooms, three reception rooms, a separate study, numerous en suite facilities and extensive outdoor grounds within a spacious setting close to open farmland and within walking distance of a local nature reserve.

## Agents notes

Sold freehold

No information has been provided regarding utilities, services or related costs. Interested parties are advised to make their own enquiries and carry out due diligence before proceeding with the purchase.



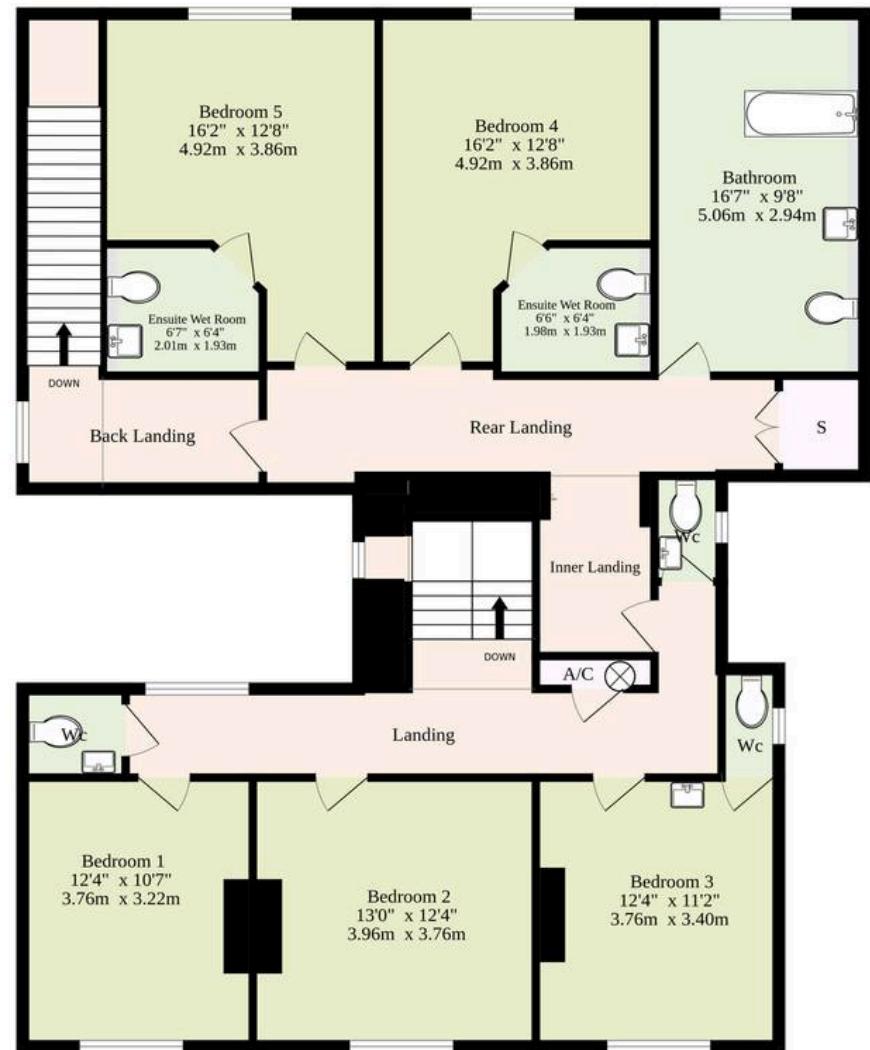
Occupying a generous plot of approximately 0.51 acres (stms), this substantial detached home provides extensive and flexible accommodation comprising seven bedrooms, four with en suite facilities, together with a particularly spacious and well-



**Ground Floor**  
1627 sq.ft. (151.2 sq.m.) approx.



**1st Floor**  
1613 sq.ft. (149.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3240 sq.ft. (301.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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