



Emily Cottage The Hill, Swanton Abbott

Norwich



Guide Price £800,000
Minors & Brady

Emily Cottage The Hill

Swanton Abbott, Norwich

Guide Price: £800,000 - £850,000. There is an immediate sense of ease at Emily Cottage, the kind that comes from a home shaped thoughtfully over time and set within gardens that feel both established and deeply personal. Behind its discreet entrance, this historic Norfolk residence unfolds into a series of warm, character-rich interiors, a striking contemporary glass room with sliding walls to the garden, and a collection of beautifully composed outdoor spaces that are framed by open countryside. The blend of heritage and modernity is seamless, from pamment tiles and exposed beams to energy-efficient systems, solar power and a glass-roofed pavilion designed for year-round living. With three/four bedrooms in the main house and the added versatility of Olive Tree Cottage, a self-contained one-bedroom annex with its own private garden, the property offers a lifestyle defined by space, privacy and a quiet, enduring sense of quality.

- Beautifully composed gardens and grounds extending to 0.6 acres (stms), bordered by open farmland and mature trees
- Striking glass garden room with 11 sliding doors, a glass ceiling and automatic blinds, creating an exceptional year-round living space
- Atmospheric reception rooms featuring pamment tiles, exposed beams and brick fireplaces, offering warmth and architectural integrity
- Three/four well-proportioned bedrooms, including a spacious principal suite with walk-in wardrobe and indulgent en-suite
- Olive Tree Cottage: a self-contained one-bedroom annex with its own private garden and terrace, ideal for guests or multi-generational living
- Extensive sustainability upgrades including 17 solar PV panels, two electricity-storage batteries, three air-source



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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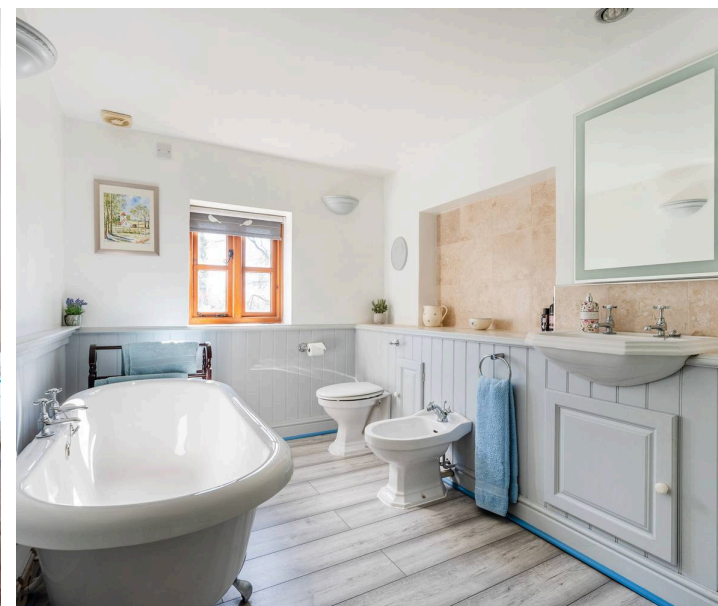
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Swanton Abbott

Placed within the gentle North Norfolk countryside, The Hill enjoys a peaceful and discreet setting on the edge of Swanton Abbott, a small and traditional village surrounded by open farmland and quiet rural lanes. It's the kind of place where you can step outside and immediately feel the calm of the countryside, with a network of public footpaths right on the doorstep, perfect for walkers, dog owners or anyone who enjoys exploring the landscape at their own pace. The location also places you within easy reach of the North and East Norfolk coastlines, both around a 20-minute drive, offering sandy beaches, coastal walks and charming seaside villages.

Swanton Abbott retains the character of a classic Norfolk village, with a close-knit community and immediate access to countryside walks. Just a short drive away, North

Walsham provides a comprehensive range of everyday



Ground Floor
Approx. 163.6 sq. metres (1761.5 sq. feet)



Annex
Approx. 44.3 sq. metres (476.7 sq. feet)



First Floor
Approx. 78.6 sq. metres (846.3 sq. feet)



Total area: approx. 286.6 sq. metres (3084.5 sq. feet)

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.
Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
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