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Dell Cottage

Somerleyton, NR32

“We love seeing the different wildlife visit - it's such a delightful setting and always surprising.”

Samuel Le Good | Partner



8&9
Abbey Dell



Introduction

Dell Cottage was built in 1846 as a pair of farm workers' cottages for the Somerleyton estate, but it was later sold off and has since been converted into one much larger family home. It remained in the same family for generations before passing to the current owners, who have sympathetically updated it and combined much of its original period charm with more modern touches.

Inside

Careful cosmetic renovations have given the cottage a new lease of life and it now combines a beautiful balance of old and new features with a surprising freshness.

The walls have been repainted in Farrow & Ball colours and new flooring fitted, as well as lots of character-filled period details, including beautiful stone-coloured brickwork in the kitchen and sitting room.

The distinctive, H-shaped layout provides a large dining hall in the centre with two 'wings', which provide further reception space either side.

There are three bedrooms, a family bathroom and a large landing area on the floor above.

Outside

There's a real fairytale quality to the exterior of this detached, beautifully symmetrical Grade II listed cottage. It boasts a pretty gingerbread-like trim, tall diamond-shaped chimneys and lattice-covered windows, and is accessed off a little private road with no passing traffic.

Stunning grounds of around an acre surround the property, and there's a sweeping driveway with plenty of space to park several cars. It also has a good-sized outbuilding.

The rewilding of the nearby Somerleyton estate means that the property and its surroundings have become something of a haven for wildlife. The surroundings change throughout the seasons and include black pigs, Highland cows and herds of deer, as well as a wealth of delightful birdlife.





Reception Rooms

A large dining room sits at the centre of the cottage and provides a formal yet comfortable dining space, with enough room for a large table and a good-sized ceiling height.

To each side of this sit two cosy reception rooms, which are currently arranged as a sitting room and family room and feature oversized exposed stonework hearths in each.

The sitting room is lovely in the summer but also has a log burner which provides an exceptionally cosy space to curl up in during the winter. In fact, whatever the weather, it's one of the current owner's favourite spaces.

Bedrooms and bathrooms

Three double bedrooms can be found on the first floor and all offer lovely views over the surrounding landscape. They are bright yet cosy and beautifully decorated with a mixture of heritage-inspired wallpaper and paint.

The family bathroom is of a good-size and features stripped and painted wooden floorboards, panelled walls and gently sloping ceilings, as well as a shower cubicle and traditional Victorian-style roll-top tub.

There is also a cloakroom downstairs.

Features

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The grounds have been beautifully planted and landscaped but are still easy to maintain and feature a lovely garden terrace. As a former part of the Somerleyton estate, the wider surroundings are very unique and a haven for wildlife, which offers new owners a one-of-a-kind experience - even when compared to other properties in the heart of the countryside.

The former stables provide a good-sized outbuilding which could offer a number of potential uses, and a further outbuilding houses a built-in firepit/barbecue.

Practicalities

The farmhouse-style kitchen is fitted with tiled flooring and has a traditional butler sink as well as room for a range-style cooker and plenty of worktop space.

Towards the rear of the cottage there is a good-sized boot room, which is perfect for keeping the mess out of the rest of the house after a muddy walk.

The outbuilding has a shower room and plenty of room for storage and, upstairs, the good-sized landing could provide an additional and informal reception space, dressing area or perhaps even a study.

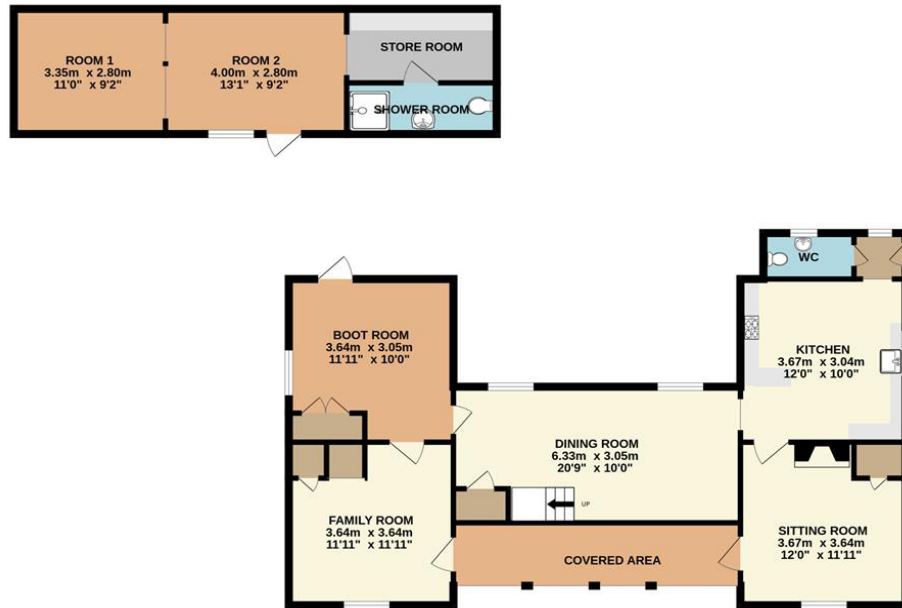
Services

Mains electricity and water. Oil-fired central heating is provided throughout and there is also a woodburner. The property also has its own private drainage and treatment plant.

EPC Rating

EPC exempt.

GROUND FLOOR



1ST FLOOR



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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Location

Dell Cottage is tucked away in grounds of around an acre and surrounded by the wild landscape of the Somerleyton estate, a privately owned 5,000 acre estate located in the beautiful Suffolk countryside.

There is a church and village hall located just up the lane, a good pub serving home-cooked food and a train station within walking distance, which connects the village to Lowestoft and Norwich.

The area is also well-served by road with links to the A143, A47 and A12.

Families

The property is ideal for families who want to escape the hustle and bustle of everyday life and be at one with nature - complete with free-roaming wildlife from the nearby estate, a secure and safe garden to explore and lots of walks nearby.

The outbuilding has been decorated and would be ideal for older children living at home or perhaps as a playroom.

Despite its tucked away location, Dell Cottage also enjoys a number of amenities closeby, including in the nearby villages of Somerleyton, Fritton and St Olaves. Somerleyton Primary School is nearby and recognised for its excellence in music.

Oulton Broad is around six miles away and part of the Broads National Park and there is plenty of seaside entertainment to be found in Great Yarmouth, Gorleston-on-Sea and Lowestoft, which are all easily accessible by road.

Southwold, considered a fine gem of the Suffolk coast, and popular with families, can also be accessed by road in around 40 minutes.



Our agent's view

"I've seen lots of homes in the Norfolk and Suffolk countryside in my time but this stunning Cottage has to be one of the best.

With its beautiful storybook exterior, stylish decoration and unique location on the Somerleyton estate, it ticks so many boxes and is such a rare find.

I love how the current owners have managed to update it without losing any of its charm - it's cosy but bright and the gardens have been so beautifully maintained. They give the feeling of a country retreat without any of the work.

The outbuildings are added value and offer loads of potential for new owners.

It's an extraordinary property in a magical location and for the right buyer, I think it will make an exceptionally happy home."

Samuel Le Good | Partner





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Agent's Details



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