



## APPLETREE COTTAGE

SWANTON ROAD, GUNTHORPE , NORFOLK, NR24 2NS

EPC: D

JACKSON-STOPS 



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TOTAL APPROX. INTERNAL FLOOR AREA 834 SQ FT.

A STYLISH AND IMMACULATELY FINISHED 2 BEDROOM TRADITIONAL BRICK AND FLINT TERRACED COTTAGE WITH BEAUTIFULLY LANDSCAPED WEST FACING GARDEN. LOCATED JUST 5 MILES FROM THE COAST AND CLOSE TO HOLT, IN THE CHARMING AND QUIET CONSERVATION VILLAGE OF GUNTHORPE.



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## GROUND FLOOR

- Dining Hall
- Kitchen
- Sitting room
- Shower room

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## FIRST FLOOR

- Master bedroom
- Double guest bedroom

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## OUTSIDE

- Generous west facing landscaped garden
- Two useful storage/garden sheds

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## ADDITIONAL FEATURES

### Utilities

- Water supply: mains/private
- Electricity: mains
- Gas: no
- Oil: private supply
- LPG: no
- Heating: Boiler
- Drainage: Private – Septic tank
- Broadband connection: Yes
- Parking: on-street
- EV charge point: no

### Rights and Restrictions

- Private rights of way: No
- Public rights of way: No
- Listed Property: No
- Restrictions: No
- Easements: Yes
- Conservation area: Yes

## Risks

- Flooded in last 5 years: No
  - Flood defences: N/A
  - Source of flood: N/A
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## TENURE & LAND REGISTRY

Freehold

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## LOCAL AUTHORITY

North Norfolk District Council - Band B

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## EPC RATING

D

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## DESCRIPTION

The front part glazed stable door leads into a delightful dining/reception hall with east aspect, warm coloured wood effect tiled flooring, study area and under stair storage cupboard. The vendors have a sofa bed in this room for added occasional guest accommodation.

A further part glazed door leads to a step down into the kitchen with handmade bespoke range of fitted and painted wooden base and wall units, hardwood Iroko worktops, Belfast sink, and integrated appliances including Liebherr drawer fridge and Neff ½ size dishwasher, Cooker, extractor fan and hob. This room is beautifully presented with a Moroccan tiled floor with underfloor heating and benefits from a west facing window with lovely garden views.

Beyond the kitchen is a back hallway with underfloor heating with storage cupboard and door to the garden. The very stylish shower room has wood effect tiled flooring with underfloor heating and contemporary fittings including tiled walls, vanity unit, WC, curved Mira shower cubicle and graphite finished heated towel rail.





The sitting room has east aspect, contemporary carpeting, bespoke fitted book shelving and storage cupboards and a wood burner set within the fireplace.

Taking the stairs to the first floor landing here there is a useful storage cupboard. The main bedroom is nicely proportioned with east and west aspect give lots of natural light. There is a wardrobe cupboard and the vendors have added an in room bathroom separated by a half height wall with contemporary style bath and white sanitary wear. (It would be possible to divide this room off completely if required.)

The second guest bedroom is another lovely spacious room with a full wall of fitted wardrobes and east aspect.

This really is a beautiful cottage which would make a perfect full time home, holiday let or weekend retreat.

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## OUTSIDE

The generously sized garden sits on the west side of the property benefiting from south and west aspect and has been landscaped with raised oak sleeper beds filled with flowers and herbs, gravel is divided with sandstone paths and 2 areas of terracing give plenty of space for outside entertaining. There is an original lean too brick and flint garden shed with power, and an oil tank storage enclosure with a further useful garden store. The garden is enclosed by willow fencing and a brick and flint wall. The property benefits from permissive access through the gardens of the neighbour properties to the north allowing access for maintenance and service delivery.

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## SITUATION

Gunthorpe was mentioned in the Domesday Book and is a quiet village approached on small single track roads culminating on the village green, within a conservation area in the valley of the River Gun. The Grade II Listed Gunthorpe Hall was built by Sir John Soane in 1789, the architect who designed the Bank of England building in Threadneedle Street. Today the village has a fine parish church and active village hall.

The village sits quietly between the A148 and B1354 giving access to Norwich with train and international airport links and King's Lynn train links to Cambridge and London.





There are plenty of amenities on offer in both the Georgian market town of Holt and Fakenham including schooling for all ages, medical centres, supermarkets, pubs and restaurants, garages and a cinema.

Holt is renowned for its attractive street frontages and for its wide and eclectic range of independent shops, as well as Bakers and Larners department store. Holt is also home to Gresham's pre-prep, prep and senior schools, founded in 1555.

The town of Fakenham is transformed by its weekly market and auction with a farmer's market monthly and at least 12 race days a year held at Fakenham Racecourse - one of the finest national hunt racecourses in the country.

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### DRIVING DISTANCES (approx.)

- Holt 5 miles
- Fakenham 8 miles
- Norwich 29 miles
- Kings Lynn 32 miles

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### WHAT3WORDS

We highly recommend the use of the what3words website/app. This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

Door.boat.witty

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### AGENTS NOTE

The property has a flying freehold over the neighbouring cottage

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## IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

7. Note to potential purchasers who intend to view the property; if there is any point of particular importance to you, we ask you to discuss this with us before you make arrangements to visit or request a viewing appointment.

8. Viewings are strictly by prior appointment through Jackson-Stops.

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## DATE DETAILS PRODUCED

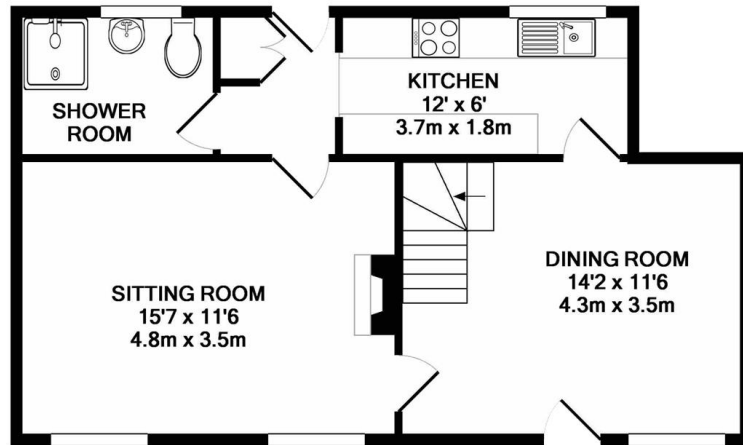
June 2026



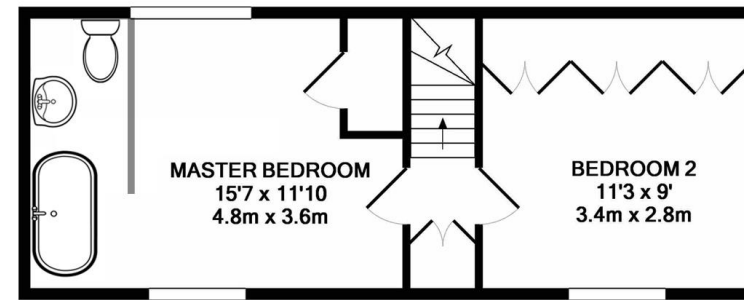


# Appletree Cottage, Swanton Road, Gunthorpe, NR24 2NS

TOTAL APPROX. FLOOR AREA 834 SQ.FT ( 77.4 SQ.M.)



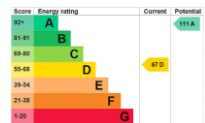
GROUND FLOOR  
APPROX. FLOOR  
AREA 492 SQ.FT.  
(45.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 342 SQ.FT.  
(31.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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