



# Stay a little longer

Enjoy more of the season

## **Fresh arrivals**

Discover our new properties inside

## **Dream kitchens**

Fab foodie places to eat in or dine out

## **Spin your wheels**

See the coast by bike

# A warm welcome...

...to you and your family. Whether this is your first trip to Norfolk or a favourite destination that you visit time and again, there is so much to experience in our beautiful county this season.

With stunning scenery, fantastic places to eat out and relaxing activities to enjoy, this issue we've plenty of ideas for your break but if, in the highly likely situation that you *don't* manage to fit everything in, why not book a return trip?

Our portfolio of premium properties continues to grow and over the next few pages we have showcased a selection of these to whet your appetite. Ideally located on the north Norfolk coast, many offer highly flexible accommodation and are dog-friendly, so gather the clan – including your canine family members – and plan a superb getaway to create some fabulous memories. We look forward to welcoming you back.

Andrea Sainsby

On our map...



***From the royal village of Sandringham to picturesque Stiffkey, our carefully selected properties offer wonderful places to stay across north Norfolk's stunning coast and country.***

# Justin

With a crop of fresh arrivals, it's time to book your next Norfolk getaway with Sowerbys Holiday Cottages



## AVOCET COTTAGE, NORTH CREAKE

Chic, stylish and oozing with creature comforts for a relaxing stay for four, this traditional brick and flint cottage is within walking distance of Creake Abbey, with its popular farmers' market, and ten minutes' drive from Burnham Market.

NEW  
TO  
SOWERBYS HOLIDAY COTTAGES

## ASPALL ESCAPE, BURNHAM MARKET

Bijou and beautiful, this boutique-style retreat for two has plenty of luxury touches, a south-facing courtyard garden, off-street parking and is just ten minutes' stroll to Burnham Market's village green. Perfect for a romantic getaway.





**THE CHAPEL, THORNHAM**

The conversion of the village's former chapel has created a contemporary space for six guests. Underfloor heating runs throughout the ground floor which also has the advantage of a wet room, perfect after a walk on the beach. Three, first floor bedrooms complete this fabulous property.



**CHARLOTTE COTTAGE, DOCKING**

Part of the new Four Miles development, this luxurious holiday home is – as the name suggests – just four miles from the coast. Semi-vaulted with an 'upside down' layout, the heart of the home is a contemporary kitchen, while three ground floor bedrooms accommodate six guests.



**COCKLESHED HOUSE, BRANCASTER STAITHE**

With direct access to the staithe, this beach house sits in a prime location for coastal living. With flexible ground floor accommodation, plus three first floor bedrooms, the property is ideal for a multi-generational break. Bi-fold doors lead from the relaxed kitchen diner onto the patio.



**FULMAR, THORNHAM**

Enjoy a comfortable stay at an extremely reasonable rate, ahead of this property's planned end of season remodelling. Sleeping six, with flexible ground and first floor accommodation, there is plenty of space to spread out with separate sitting, dining and games rooms.



**SKIDDAW, BURNHAM OVERY TOWN**

Once the village smithy, this traditional brick and flint cottage has been given a contemporary makeover and sleeps six guests plus a family dog. Enjoy farmland views from the prime position of the enclosed, lawned rear garden, the perfect spot to watch the sun set.



**HAMILTON HOUSE, BRANCASTER**

Be among the first to enjoy a stay at Hamilton House, a much-loved, family coastal bolthole within walking distance of the beach and pub. Extra touches include a handy, ground floor shower room, study and three luxury en-suite bedrooms for six guests to enjoy this prime spot.







### **THE HIDEAWAY 6A, DOCKING**

A fantastic single-level, contemporary property with easy access to the coast, this three-bedroom house is ideal for a family or two couples. At the heart of the home is a stunning kitchen breakfast room which leads to a pretty garden, also accessed by French doors from the separate sitting room.

### **LITTLE BARWICK, STANHOE**

Nestled between the coast and Burnham Market, Stanhoe is home to the award-winning Duck Inn, and Little Barwick is yet one further reason to plan a stay in one of the coast's most beloved villages. Available from January 2022, the dog-friendly property sleeps 14 with flexible ground and first floor accommodation including the charmingly named 'captain's cabin'. Be quick and book an early stay!





NEW TO  
SOWERBYS HOLIDAY COTTAGES

**MANDALAY, OLD HUNSTANTON**

A superbly styled and comfortable property for eight guests, Mandalay is well-positioned to enjoy Old Hunstanton's famous sand dunes and clifftops, just a short walk away. With a ground floor, en-suite bedroom and three first floor bedrooms, start the day with a family breakfast in the kitchen breakfast room and end it in the conservatory with a relaxing glass to watch the sun go down.



**OLD SCHOOL HOUSE, BURNHAM MARKET**

As the name suggests, this converted property retains many of the school's character features, including the original coat hooks, stripped floorboards and lofty ceilings. Plenty of living space, including a separate snug room, with three good-sized bedrooms sleeping six, plus the dog.



**OYSTERCATCHER, SYDERSTONE**

Sumptuous and luxurious, this chic holiday home was built in 2016 and offers an extremely comfortable stay for six, plus family dog. Plenty of 'wow' factor awaits with a stunning kitchen breakfast room, ground floor underfloor heating and four, first floor bedrooms, the master en-suite.



**PANTILES, BURNHAM MARKET**

Open the door to this brick and pebble-fronted cottage and discover a chic contemporary interior which provides a coastal haven for four, plus a canine family member. Just a short walk to Burnham Market's village green, this is a fantastic property to enjoy the best of the coast.



**SKEET COTTAGE, BURNHAM MARKET**

Elegant and teeming with original features, this three-storey Georgian property was formerly two cottages that have been reunited to one fabulous holiday home. With room for six, winder staircases make this property unsuitable for less mobile guests.



**SEA BREEZE, HUNSTANTON**

Just footsteps to the beach and town's attractions, this first floor apartment set in a Victorian villa is chic, stylish and offers a boutique hotel experience. Accommodating six guests, it's the perfect base to explore the north Norfolk coast or simply cosy up and hide away from the crowds.



**VIOLET, HEACHAM**

Enjoy a truly unique stay on a boat, on land! This contemporary beach house, sited close to the sand dunes, is crafted from a former boat with a decked balcony. Fully equipped and stylishly decorated, the property sleeps six and you can bring the dog too to enjoy this great location.



**2 WATERHALL COTTAGES, WIGHTON**

Whether you enjoy the two-mile walk to Wells-next-the-Sea and its award winning pubs and eateries, or cosy up by the wood burner after a cobweb-blowing walk on the beach, Waterhall Cottages is a charming three-bedroom property with room for the dog too!



**WOODLARK, DOCKING**

Newly refurbished, Woodlark is a fantastic single-storey property for seven. Comfortably furnished with a well-equipped kitchen and four bedrooms – the master en-suite – there is ample parking and an enclosed garden, plus easy access to the coast, just four miles away.





# On your bike

Take to two wheels and savour your getaway at a slower pace with these properties that offer easy access to Norfolk's cycle trails

Where shall we go? Follow the Sustrans National Cycle Network route 1 from King's Lynn to Wighton, set off from Holme and travel the Peddars Way, a Roman road which runs 46 miles south to Knettishall Heath in Suffolk, or explore the trails at the Holkham Estate. Big Norfolk skies and open roads await...





### OLD BARN, HOLME-NEXT-THE-SEA

Past meets present at this 350-year-old brick and flint coastal cottage which sleeps eight guests. Just minutes from the nearby nature reserve, relax in the garden room after a great day spent exploring coast and country on your bike.



### HOPE COTTAGE, HOLME-NEXT-THE-SEA

A property made for two, Hope Cottage is a 16th century, brick and flint cottage set on the edge of Redwell Marshes and the Peddars Way. With sea views, you can even book the owner's beach hut to enjoy the coast at nearby Old Hunstanton, an easy bike ride away.



### SEA LAVENDER HOUSE, BRANCASTER

Part of an exclusive development, this stunning, barn-style property sleeps six guests with ample space to relax after a day out on the road. Pack up the bikes and head to Holkham for a super-safe ride that's perfect if you have little ones in tow.



### COBBLESTONES, BRANCASTER STAITHE

Enjoy views across the staithe at this well-positioned, three-storey property which sleeps six guests plus a well-behaved dog. Experience all that the coast has to offer from this prime spot in a picture postcard, idyllic Norfolk village.



### FOAM CREST, HEACHAM

A brilliant beach house, extended and refurbished to an extremely high standard, this four-bedroom property sleeps ten guests and enjoys a bird's eye view of the sea and nearby RSPB reserve.



### GARDEN COTTAGE, RINGSTEAD

Sited in the gardens of Westgate House in the sleepy village of Ringstead, just off route 1, you can even bring the dog to relax and enjoy this pretty, two-bedroom property which sleeps four.

A wooden dining table with a white plate, a small potted plant, and a set of cutlery. The plate has a small red stamp that says "SOCIUS".

# What's on the menu?

With an abundance of local food and artisan producers, eat out or stay in at these homes with a dream kitchen and easy reach of great eateries...

## Good to eat Burnham Market

In addition to being one of Norfolk's prettiest villages, Burnham Market is home to some fabulous restaurants. Award-winning Socius offers a modern British take on tapas or head to Number 29 for a bite to eat in the courtyard. Don't forget The Hoste Arms for a relaxing drink and, if you are hunting the freshest catch to take home, head to Gurneys Fish Shop which has been serving locals for almost 50 years.



**OLIVE'S COTTAGE, BURNHAM MARKET**

A fabulous new, single-storey property completed in 2021, Olive's Cottage features a stunning, bespoke kitchen by the highly sought Norfolk Living company and has oodles of space for a family of six, plus a pampered pooch to relax and dine in style.



**SANDPIPER, BURNHAM MARKET**

Set in the heart of the village, this chic coastal property for ten has a stylish, light and airy kitchen. Sit at the bar and natter as the cook preps dinner, then relax over a leisurely meal at the comfortable dining table or eat al fresco, if the weather is favourable, in the garden.



**EASTERLY, BURNHAM MARKET**

Enjoy a gorgeous, handmade, open plan kitchen that's perfect for cooking up your Norfolk ingredients and hanging out with eight guests and the dog too around a chic central island. Just moments from the village centre, enjoy award winning restaurants on your doorstep too.



**FALGATE, BURNHAM OVERY STAITHE**

With space for 11 lucky guests, a fabulous light, airy kitchen forms the heart of this impressive, luxury home with far-reaching sea views. Should you fancy eating out, local gastropub, The Hero, is just a short walk while Burnham Market is minutes away by car.

## Good to eat Thornham

First-time visitors to Norfolk might be forgiven for mistaking Thornham as a sleepy coastal village, rather than a culinary hotspot. Head for Drove Orchards where, along with the site's own farm shop, you'll find Gurneys Fish Box, Eric's Fish & Chips, Eric's Pizza and Mims for gelato and coffee. Just along the road, there's Thornham Deli for a cracking breakfast or enjoy lunch or an evening meal at The Lifeboat or The Orange Tree pubs.







**SALT MARSH, THORNHAM**

Cook up a feast for eight guests in one of the largest kitchens on the coast! With bespoke cabinets, granite work surfaces, an electric Aga and separate induction hob, browse the cook book library at the island bar or cosy up by the wood burner. This is a cook's home from home.



**WALNUT PASTURES, THORNHAM**

Fine dining with a view, the kitchen breakfast room at this stunning property for eight, plus dog, leads to a large garden with terrace and is fully-equipped with plenty of luxurious touches including a spacious larder to stash your locally sourced ingredients.



**THE CARTSHED MARSHLAND BARNS, TITCHWELL**

There's plenty of room for eight guests to spread out at this glorious coastal barn conversion in nearby Titchwell, but chances are you'll want to migrate to the stylish kitchen dining area where a cosy Aga, vast central island and dining table with comfy leather chairs await.



**HERONSWAY, HOLME-NEXT-THE-SEA**

With room for four guests and a lucky pup, a super-chic and well-equipped open plan kitchen/dining room offers a sociable area to enjoy a home from home experience. A short drive from Thornham at picturesque Holme, get a takeaway from Eric's and eat in without firing up the oven!



Featured on BBC's *Springwatch*,  
Wild Ken Hill in Snettisham is  
part of the national rewilding  
project to allow nature to thrive  
– learn more at [wildkenhill.co.uk](http://wildkenhill.co.uk)

# FIELD notes

The great outdoors provides  
fantastic learning  
opportunities for all ages,  
so pack up the family  
and head to Norfolk  
to enjoy autumn's big  
nature moments







**THE OLD POST OFFICE,  
SEDGFORD**

A new holiday home, this pretty period property generously accommodates six guests with three luxury bedrooms, the master en-suite. Bring the dog and enjoy the beautifully landscaped, fully-enclosed rear garden, or explore the nearby Peddars Way footpath followed by a good meal at the village pub, The King William.

### LAVENDER BARN, HOLME-NEXT-THE-SEA

With flexible ground and first floor accommodation for 14 guests, this luxurious barn conversion has acres of space for extended family or a group of friends to enjoy easy access to Holme's glorious beach and nearby Norfolk Wildlife Trust reserve. A beach hut at Old Hunstanton can also be rented with the property, subject to availability.



### THE MEADOWS, HOLME-NEXT-THE-SEA

Just off the Peddars Way with easy access to the beach and reserve, there's plenty of exploring to be done from The Meadows, a spacious, contemporary detached bungalow that sleeps six guests.



### PEAR TREE COTTAGE, HOLME-NEXT-THE-SEA

Chic, coastal style complements this traditional, brick and flint cottage for four guests and a small dog. Enjoy days at the beach and reserve followed by a tasty meal or two at The White Horse pub, just footsteps away.





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**OUT OF FOCUS, TITCHWELL**

While the name might suggest otherwise, this fabulous upside-down property for six has marsh views and offers easy access to neighbouring wildlife at the RSPB reserve. With fabulous food at nearby Titchwell Manor and Briarfields Hotel, there's no need to cook at the end of a fabulous day on the water.



**THE STABLES, TITCHWELL**

Available for the first time as a holiday let in 2021, this charming cottage has plenty of home comforts and is close to the beach and endless salt marshes. With flexible, ground floor accommodation and room for the family dog too, there is private parking for two cars plus an enclosed garden to enjoy.

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# My Norfolk season

**As the seasons change, autumn brings a wonderful moment to enjoy all that Norfolk has to offer, writes Sowerbys Holiday Cottages' owner Andrea Sowerby**

The French phrase, 'À la rentrée' perfectly describes the 'back to school' feeling of early autumn, a moment of new beginnings as we step into the season. Nowhere is this more evident than in nature and I plan to spend plenty of time walking the dogs at Sandringham and Holkham to watch the colourful display of leaves in all their glory.

The crowds might thin a little as the children return to school, but there are plenty of empty nesters to fill their place, many of whom flock to the bird reserves to see the aerial trapeze of migratory birds as they start their long journey south. From Snettisham to Titchwell, there are plenty of spots to spy the wildlife.

Norfolk's big blue skies are fantastic year-round and one thing on my autumn 'to do' list is to head to Cromer on a stormy day to watch the

waves crash. I might be tempted to take a lesson with Glide Surf School and experience the Norfolk coastline from a new perspective.

Pick-your-own is typically associated with the heat of summer, but autumn offers some delicious seasonal

fruit too and one of my favourite places to bag some locally grown produce is Drove Orchards at Thornham. The site grows more than 160 varieties of apples and pears which you can select straight from the tree, or buy at its Farm Shop.



It's never too early to think of Christmas and New Year, and the switching on of Burnham Market's lights is one of the highlights of our own village's calendar. Why not ring the changes with a great family getaway and see 2022 in at a grand Norfolk property to celebrate?

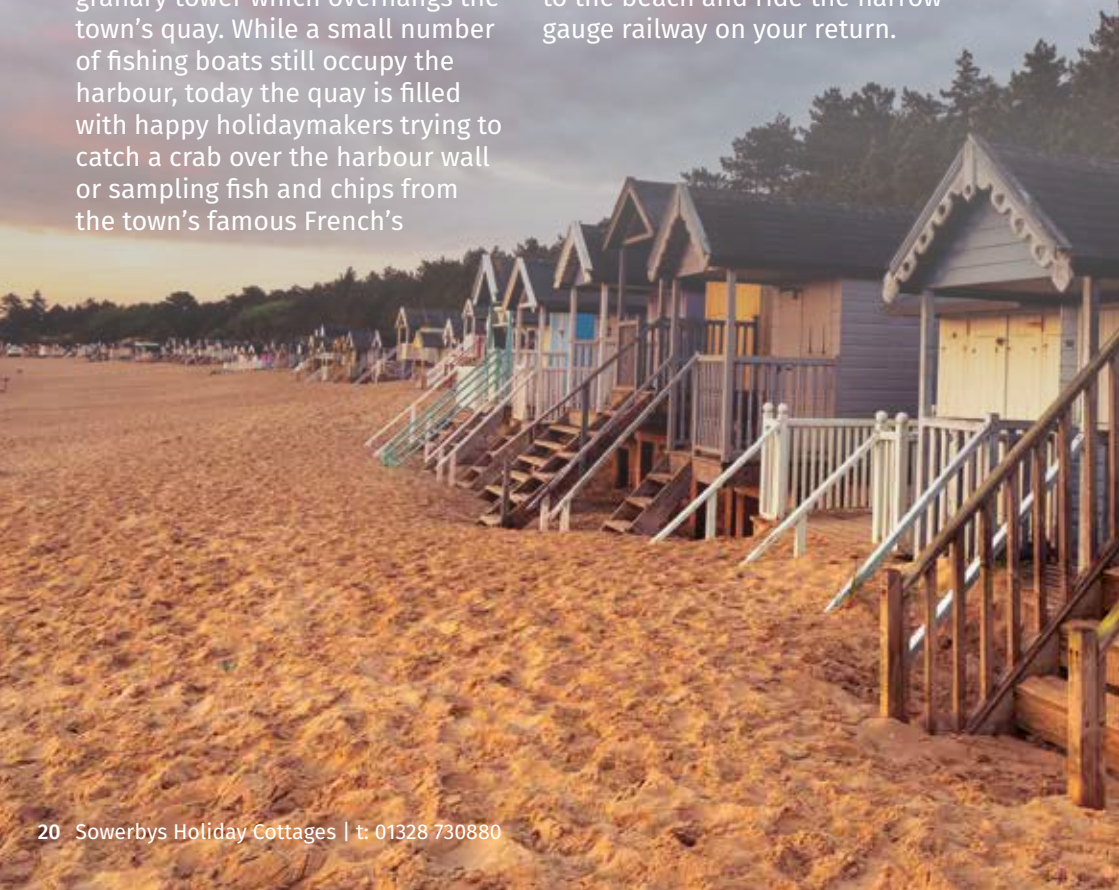


# Air, land, sea

Wells-next-the-Sea has it all with its pretty quay, endless beach walks and big blue skies

Once a bustling fishing and sea port that supplied grain to London and malt to Holland, Wells-next-the-Sea's historic roots are still evident today with the iconic granary tower which overhangs the town's quay. While a small number of fishing boats still occupy the harbour, today the quay is filled with happy holidaymakers trying to catch a crab over the harbour wall or sampling fish and chips from the town's famous French's

restaurant. From here, head into town and to The Buttlands, a tree-lined square with two of the town's highly-regarded pubs, or take the mile-long walk along the sea wall to the beach and ride the narrow-gauge railway on your return.







**THE COTTAGE, WELLS-NEXT-THE-SEA**

Enjoy a relaxing stay for two with the dog at this coastal bolthole, a traditional cottage in the heart of the town and just a short walk to the quay, which has been beautifully decorated in a comfortable, contemporary style.



**5 MONTEAGLE, WELLS-NEXT-THE-SEA**

An immaculately presented, two-bedroom apartment within a Grade II listed house, located on the town's Buttlands. With views across the green and footsteps from award-winning pubs, this is a fantastic place to enjoy a break all season long.



**BAILEY WICK COTTAGE, WELLS-NEXT-THE-SEA**

Fully renovated in 2020, this fabulous open plan period cottage boasts a stylish interior which makes the most of the property's period features. With two bedrooms sleeping four guests, the town centre and quay are a short walk away.



**DOGGER INN, WELLS-NEXT-THE-SEA**

As the name suggests, this Grade II listed cottage dates back to 1650 and was run as a public house for more than 200 years before being transformed into a luxurious holiday home. Sleeping up to eight, there is plenty to occupy guests including football and pool tables.



**HARBOUR VIEW, WELLS-NEXT-THE-SEA**

Located in a small, exclusive development, minutes from the quay, this chic and stylish, two-storey townhouse sleeps eight guests plus a family dog and enjoys stunning views across the marshes from the lounge and two of the property's bedrooms.



**WELLS BEACH HUT, WELLS-NEXT-THE-SEA**

As one of the area's best beaches, you can enjoy a prime spot even if you aren't staying in town by booking a hut for the week. Built in 2017 and newly decorated, spend long days enjoying the outlook, watching the weather roll by and taking an occasional dip in the water.

# Green day

With some of the UK's finest courses on our doorstep, plan a trip with your golfing buddies and experience Norfolk's outstanding greens with a view



For 125 years, golfers have enjoyed **Hunstanton Golf Club's** sandy dunes and links grasses. Overlooking The Wash, the east coast's only west-facing point, relax after a game and take in a stunning sunset over a sundowner.



**ONGAR LODGE, OLD HUNSTANTON**

A fantastic, contemporary beach house with sea views from the first floor sitting room and master bedroom. With flexible ground and first floor accommodation for eight guests, younger visitors will love the 'zen den' with football table while you enjoy easy access to the course.



**LEVANTE, OLD HUNSTANTON**

Super stylish, this single-storey detached house is tucked at the end of Smugglers Lane, sleeps six and is just minutes from Old Hunstanton's sandy beach and the golf course beyond. Underfloor heating and open plan living make this a comfortable, relaxed spot to enjoy a prime location.



**KEEPER'S COTTAGE, OLD HUNSTANTON**

With private use of a beach hut on Old Hunstanton beach included in the rental and dogs welcome too, this luxurious two-bedroom cottage has something for the whole family to enjoy, with the golf course within easy reach for players to spend time perfecting their putting.



**COCKLE BEACH, HEACHAM**

You can't get closer to the water than this two-bedroom, dog-friendly beach house which is located on the sand dunes of South Beach and is just a few minutes' drive to the village's golf course.



**POPPYFIELD, HEACHAM**

Super stylish, this single-storey holiday home is a fabulous coastal bolthole for six guests with easy reach to the coast and golf course. With plenty of creature comforts to enjoy, it's the perfect spot to unwind after you have completed the course's 18 holes.

A relative junior on the golfing scene, having been opened in May 2009, **Heacham Manor Golf Club** has quickly risen through the ranks to be named #86 in the Top 100 Golf Resorts in Britain and Ireland 2021.



**BEACHSIDE, HEACHAM**

A cabin by the sea, enjoy a relaxed stay for four guests at this chic spot at a bargain rate. Perfect for a small family or couple, the beach is on your doorstep and Heacham's golf course within easy reach, so treat yourself to a stay.





#### DUFFIELDS HOUSE, BRANCASTER

A gorgeous, three-storey, traditional brick and flint property within walking distance of the course. Light and spacious, there is plenty of room for eight guests to spread out with the option to increase the party with an additional booking of Duffields Cottage, which sleeps four.



#### BRANCASTER HOUSE, BRANCASTER

Oh so chic, this gorgeous, contemporary coastal property sleeps six guests and offers easy access to Brancaster beach, golf course and village pub, The Ship Inn, where you can enjoy a delicious meal after your game.

Legendary in golfing circles, the **Royal West Norfolk Golf Club** in **Brancaster** is an outstanding links course with the North Sea on one side and salt marsh on the other. It's said that if you don't like this place, then you don't like golf!



#### SEVEN EDGES, BRANCASTER

Recently renovated, this single-storey property for two is an idyllic coastal bolthole with plenty of style, just minutes from the beach, golf club and village pub. A great spot to tuck yourself away from the world for a week.

# Push the *boat out*



## The Gardens, Burnham Market

Undoubtedly one of the village's finest properties, this stunning Georgian property oozes comfort and style. With flexible ground and first floor accommodation for ten, plus family dogs by arrangement, from October 2021 a further two guests can enjoy a stay with the added use of an extra en-suite, king-size bedroom. Relax in the farmhouse kitchen, linger in the garden room, enjoy the formal drawing room or cosy up in the snug. With a superb private garden and off-street parking, this is a super place to enjoy north Norfolk living.





## Do you have a property to let?

**Trust Sowerbys Holiday Cottages to make your holiday let a success**

- An independent, local family-run company with 20 years' experience
  - Fully-managed flexible service
  - Fixed-rate commission with no hidden extras
- House-keeping and property maintenance options with no marked-up costs

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on 01328 730880 today**





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