## sowerbys Holiday Cottages

# A place for all seasons

Norfolk is magical at every time of the year – whether you are dreaming of long winter walks, spring's snowdrops displays or next year's summer holiday, let's plan your great escape

www.sowerbysholidaycottages.co.uk

### Welcome...

....to Sowerbys Holiday Cottages' winter guide. This season, nature pulls out all the stops with magnificent displays of migratory birds and a changing landscape. The crowds have thinned, the beaches are a little emptier and there is, of course, all the fun of the festive season to enjoy. While there is still plenty of time to enjoy an autumn break, the turn of the year is a fantastic moment to make memories with a Christmas and New Year stay.

Many guests return to the same much-loved holiday home each year, and we all draw comfort from the familiarity of our surroundings. However, we have taken on so many new properties it is well worth taking a fresh look and allowing yourself to be tempted by somewhere new for 2023. If you need any help to find the perfect holiday let for your stay, our team will be delighted to assist – as an independent, local company, we can share our knowledge to ensure you find the best location on the coast.





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.

### Just in

Looking for somewhere a little different? Take your pick of these fabulous holiday lets which are new to Sowerbys Holiday Cottages

#### Sanderling, Burnham Market

Tucked away in a quiet spot on Herring Lane, arguably Burnham Market's prime location, Sanderling is a superb detached holiday home with a contemporary coastal style. With an EV charging point and parking for several cars, there's plenty of space to bring the whole clan. Sleeps 7 – 4 bedrooms – 3 bathrooms – dog-friendly



More new places to stay...



#### Channel View, Wells-next-the-Sea

Just footsteps from Wells-nextthe-Sea's picturesque quay, this traditional cottage is newly renovated with a boutique style that's wonderful for a romantic autumn break for two. Packed with creature comforts, the town's fantastic shops and eateries are all within walking distance if you choose to venture out. Sleeps 2 – 1 bedroom – 1 bathroom

#### The Coach House, Sandringham Estate

Built in 1850 at the heart of the royal Sandringham Estate, this gorgeous hideaway has been beautifully modernised with the style and comfort of a boutique hotel. Quietly located with tranquil countryside views, this is a very special place to experience a luxurious and relaxing break. Sleeps 4 – 2 bedrooms – 1 bathroom





#### Four Furlongs, Stiffkey

Glorious Stiffkey Marshes are footsteps away from this gorgeous property. With space for up to ten guests, three ground-floor bedrooms make it a fantastic multigenerational holiday home, and the family dog comes too. Sleeps 10 – 5 bedrooms – 3 bathrooms – dog-friendly



#### Hillcrest Barn, North Creake

Newly completed, be among the first to enjoy this superb barn conversion. With a walled garden overlooking a wild meadow, the property's spacious layout and single-storey accommodation are wonderfully flexible.

Sleeps 6 - 4 bedrooms - 3 bathrooms - dog-friendly



Hemingford Cottage, Brancaster Beautiful Brancaster has it all, with a quiet village location, one of the best beaches on the coast and an award winning local, the Ship Inn. This dog-friendly cottage is perfectly positioned for a family holiday. Sleeps 6 – 3 bedrooms – 2 bathrooms – dog-friendly



#### The Cottage, Erpingham Court, Old Hunstanton

Just a three-minute walk to the sand dunes of Old Hunstanton beach, and a real home from home, this coastal retreat has an enclosed garden and parking. Sleeps 6 – 3 bedrooms – 2 bathrooms – dog-friendly More new places to stay...

#### Boatman's Cottage, Wells-next-the-Sea

Recently refurbished with a contemporary classic style, this traditional fisherman's cottage sits on a quiet street, minutes from the quayside. With off-road parking and an EV charging point, this comfortable home is a fabulous spot to enjoy a coastal break. Sleeps 4 – 2 bedrooms – 1 bathroom – dog-friendly



Langham House, Holme-next-the-Sea Just off the Peddars Way and within walking distance of Holme Dunes Nature Reserve, this contemporary holiday home is a fantastic base to explore Norfolk's beautiful landscape in arguably nature's prime season. Sleeps 7 – 4 bedrooms – 2 bathrooms – dog-friendly



#### Turnstone, Brancaster

A walk on Brancaster Beach, a round on the Royal West Norfolk Golf Club's award winning course or a meal at the Ship Inn? All are within walking distance of this newly refurbished holiday home.

Sleeps 6 - 3 bedrooms - 2 bathrooms - dog-friendly



#### 3 Smuggler's Cove, Wells-next-the-Sea

Chic and spacious, this lovely first-floor apartment makes a fantastic getaway for a family of four or two couples – plan an autumn break with plenty of walks and great places to eat in one of the coast's prime spots. Sleeps 4 – 2 bedrooms – 1 bathroom



#### Lapwing, Brancaster

Oozing with style and plenty of spots to cosy up after a day exploring the coast, this luxurious bungalow is within walking distance of Brancaster Beach. Enjoy a relaxing getaway this season.

Sleeps 6 - 3 bedrooms - 2 bathrooms - dog-friendly

More new places to stay...

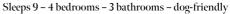


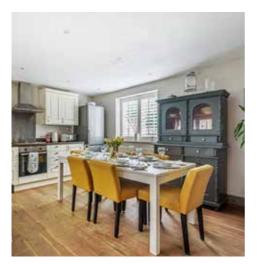
Leveret Lodge, Burnham Market Fully renovated in 2022 to provide a 'hotel suite' experience, there are plenty of luxury touches for an indulgent and chilled-out stay for two, just minutes from the village's boutique shops and eateries. Sleeps 2 – 1 bedroom – 1 bathroom



#### The Long Cottage, Flitcham

Situated on the royal Sandringham Estate, this holiday home offers a flexible space for a family or three couples – the adjoining self-contained annexe. The Stable, is perfect for guests looking for extra privacy.





#### Sherbert Cottage, South Creake

Originally a sweet shop, the appropriately named Sherbert Cottage sits just off the village green and oozes with luxury. Within walking distance of local gastro-pub The Ostrich, the coast is just ten minutes' drive away. Sleeps 4 – 2 bedrooms – 1 bathroom – dog-friendly



**5 Pauls Maltings, Wells-next-the-Sea** Prepare for a 'wow' moment as you take in the view across Wells Harbour and out to sea from this stunning penthouse coastal apartment. Peaceful and idyllic, the perfect spot for a cosy, romantic break for two. **Sleeps 4 – 2 bedrooms – 1 bathroom** 

#### George House, Docking

Part of the prestigious Four Miles development, just a short distance from the coast at Thornham and Brancaster, this luxury holiday home has a superb 'upside down' design with an open plan layout that's wonderful for relaxing. A fantastic spot for a family or two couples to enjoy a much-needed break.

0

Sleeps 4 – 2 bedrooms – 2 bathrooms

More evenings by the fireside...

# Autumn WALKS

Don't wait until summer for a Norfolk getaway, autumn and winter are some of the best months to experience the county

With an abundance of landscapes, north Norfolk provides a stunning setting to explore this autumn. Crisp mornings, pretty frosts that frame the scene and satisfying muddy walks in wellies – parkland, marshland, woodland, the sea and sandy beaches await.

#### DON'T MISS...

15 November & 20 December:
Wellbeing Walks, Holkham Beach
29 November: Walk with the Warden,
NWT Cley and Salthouse Marshes
23 January – 6 March: Snowdrop walks,
Walsingham Abbey

After your walk, enjoy a bite at these local cafés. **Great Walsingham Café**, an eatery and gallery. **Stiffkey Stores**, a wonderful café and lifestyle store. **The Parlour, Binham**, next to the priory ruins.



**Furnace Cottage, Walsingham** Part of an historic Grade II listed Old Foundry metalworks, much of the property's history has been retained in this fabulous holiday home. Sleeps 6 – 3 bedrooms – 3 bathrooms – dog-friendly



#### Old Mill, Binham

An incredible conversion of an 1840s windmill, this fabulous property oozes with luxury and is an amazing place to enjoy a large family holiday.

Sleeps 8 - 4 bedrooms - 2 bathrooms - dog-friendly



#### Samphire Barn, Binham

This recently renovated and stylish barn, originally one of the priory's cattle sheds, is less than ten minutes from the coast at Wells-next-the-Sea.

Sleeps 4 - 2 bedrooms - 1 bathroom - dog-friendly



Honeysuckle Cottage, Old Hunstanton Comfortable and well-equipped, this second home is now available as a holiday let. Sister property Seawards is next door, making it ideal for two families to holiday together. Sleeps 5 – 3 bedrooms – 2 bathrooms – dog-friendly



#### Old Mill Cottage, Binham

Set in the grounds of Old Mill, this single-storey cottage is ideal for less mobile guests and provides complete privacy while holidaying with family in the main house. Sleeps 4 – 2 bedrooms – 2 bathrooms – dog-friendly



Violet's Cottage, Binham

Overlooking the historic priory, this brick and flint cottage is a superb base for a family or two couples to explore the coast and beyond.

Sleeps 4 – 2 bedrooms – 2 bathrooms

More evenings by the fireside...

## Winter Wonderland

Celebrate the season with a special stay where magical memories are made that last a lifetime

The most wonderful time of the year is made even better with a holiday in north Norfolk. Whether it's Christmas shopping, a trip to see the twinkling lights or a pantomime to get you in the festive spirit, this line-up of events will have you feeling jolly.

#### DON'T MISS...

**8 November – 23 December:** Thursford Spectacular **11 November – 18 December:** Luminate Sandringham **19-20 November:** Norfolk Artisan Fair at Christmas, Fakenham Racecourse

4-29 December: Holkham Hall by Candlelight Tours
9 December: Winter Tree Walk, Pensthorpe
10-11 December: Christmas Food, Drink & Gift Market, Holkham

16-28 December: Hansel and Gretel, Wells Maltings17 December: Christmas Food and Gift Farmers' Market, Creake Abbey



Burnham Loft, Burnham Market

Overlooking the green, this Moroccan-inspired apartment is a super stylish and fabulously located place to stay, with easy access to the village's boutiques and eateries. Sleeps 2 – 1 bedroom – 1 bathroom



**3 Monteagle, Wells-next-the-Sea** Chic and comfortable, this first-floor apartment in a Grade II listed house overlooks The Buttlands, with fabulous pubs and the pretty quay footsteps away. **Sleeps 6 – 3 bedrooms – 1 bathroom** 



Seal Cottage, Wells-next-the-Sea Located on the old High Street with private parking, this contemporary holiday home is ideally positioned in the heart of town and a short drive from Holkham. Sleeps 6 – 3 bedrooms – 2 bathrooms



**Prospero's Barn, Burnham Market** Just a few minutes' walk from the village green, this superb barn conversion has been recently updated and is a wonderful base to enjoy Norfolk's coast. Sleeps 4 – 2 bedrooms – 2 bathrooms – dog-friendly



**Peewits Penthouse, Wells-next-the-Sea** There's plenty of wow factor at this luxurious, penthouse apartment on the quayside. With phenomenal views over the harbour and creature comforts, treat yourself! Sleeps 4 – 2 bedrooms – 2 bathrooms



#### Fox Cottage, Stiffkey

Pretty as a picture and stylishly refurbished, this 18th century Grade II listed brick and flint cottage has plenty of period features and creature comforts. Sleeps 2 – 1 bedroom – 1 bathroom – dog-friendly More evenings by the fireside...

## **The joys** OF SPRING

As the green shoots of spring appear, it's a wonderful time to reconnect with nature and experience new adventures

Before we know it, springtime is here again. Plan a break to enjoy the season of new life in north Norfolk, with blooming flowers, chorusing birds and brighter days ahead. Here are some favourite springtime spots!

#### DON'T MISS...

**Hindringham Hall's** grounds are awash with daffodils from mid-March.

Visit Snettisham Park to meet new-born lambs, piglets and calves.

**Climb aboard a Land Rover Defender** to enjoy a safari tour of the Sandringham Estate in April. **Try something different** and trek with alpacas in Wells-next-the-Sea.

**Enjoy a browse at Creake Abbey Farmers' Markets,** held on the first Saturday of each month (excluding January).



#### Slumber Barn, Great Snoring

Simply stunning, this magnificent barn conversion is perhaps the ultimate luxury break retreat on the north Norfolk coast, with plenty to entertain guests of all ages. Sleeps 12 – 5 bedrooms – 4 bathrooms – dog-friendly



#### Cornloft Cottage, South Creake

If you can bear to tear yourself away from the cosy Aga or wood burner, Holkham and the coast are just ten minutes' drive away, and The Ostrich is within walking distance. Sleeps 4 – 3 bedrooms – 2 bathrooms – dog-friendly



2 Smugglers Cove, Wells-next-the-Sea This ground-floor apartment in a select development in the heart of Wells is a fantastic base for a family break or two holidaying couples to enjoy the Norfolk coast. Sleeps 4 – 2 bedrooms – 1 bathroom



Spring Cottage, Burnham Market An outstanding holiday cottage on a quiet, no-through lane in the heart of Burnham Market, this is the ultimate luxury destination to relax and enjoy north Norfolk. Sleeps 4 – 2 bedrooms – 2 bathrooms



Out of Focus, Titchwell

Enjoy the view from this 'upside down' coastal house overlooking Titchwell Marshes. Recently redecorated, this is a superb place to enjoy nature's finest season. Sleeps 6 – 3 bedrooms – 3 bathrooms – dog-friendly



Orchard House, Burnham Market Set over three floors, this contemporary detached house is simply stunning and a fantastic light and spacious spot for two families or five couples to holiday together. Sleeps 10 – 5 bedrooms – 4 bathrooms – dog-friendly



# A season for **ADVENTURE**

#### Sowerbys Holiday Cottages' owner Andrea Sowerby looks forward to cooler autumn days

It's curious that the start of a year is seen as the moment for fresh starts and new resolve, vet each season offers opportunities to reinvigorate our routine. Autumn and winter are some of Norfolk's most beautiful months Nothing beats a woodland walk or a pacey march with the dogs on a frosty morning when the landscape seems to sparkle. Fresh air. a ray of sunshine if we're lucky, and movement is good for body and mind, so I relish wrapping up and being outside each day.

I have yet to brave the sea in winter, but there are plenty who espouse the merits of open water swimming and cold water therapy. Norfolk has plenty of stunning spots to take the plunge if you are so inclined, but Holme, Brancaster and Holkham beaches are magical even from the shoreline – you might spot a seal or two bobbing alongside the hardy swimmers.

> Blackberry season gets earlier each year and harvest may be over, but our farmers' markets are still fantastic treasure troves of local produce with the opportunity to shop for fresh vegetables that are bursting with flavour.

Shallots for pickling, leafy greens and meaty mushrooms teamed with seasonal game or fresh mussels from the coast are seasonal delights. Norfolk's cooler months really are a special time to experience the county. More memories...



# Caring for our **COMMUNITY**

Sowerbys Holiday Cottages is lending its support to Heritage House, a local day centre in Wells-next-the-Sea for the elderly, isolated and those living in need

There can be few of us who didn't experience a moment of loneliness during the recent pandemic, but for many elderly people life can be isolating on a daily basis with no-one to talk to or spend time enjoying activities with. For 35 years, Heritage House has been welcoming the elderly, isolated and those in need to its

Wells-next-the-Sea centre. The charity provides care and a homecooked meal, along with fun, sociable and therapeutic activities. The centre is equipped to provide medical care and visitors can use its hair care, chiropody and specialist bathing facilities. Guests can also be collected by minibus to make a visit even easier.



Now Sowerbys Holiday Cottages is lending its support to the muchvalued community resource, initially with sponsorship of a fundraising event, part of a longterm partnership. This also provides an opportunity for families booking a Norfolk stay to use the centre.

Owner Andrea Sowerby says, "I've wanted to work with a local charity for some time and I am thrilled to lend my support to Heritage House. I am delighted that our guests will also have the opportunity to use Heritage House's facilities if they are holidaying with an elderly relative who would love some company. The team are so welcoming and I am sure a visit would be a great boost to any trip." Addie Granville, trustee at Heritage House, says Sowerbys Holiday Cottages' support will help the charity to spread the word about its work. "Sowerbys Holiday Cottages is part of the fabric of the local area and Heritage House is just the same," says Addie. "Being a significant local business, the partnership is really important to being able to get our message out.

"We are a small charity with a huge mission, so Sowerbys Holiday Cottages' support in fundraising and lending its voice to ours will impact the lives of many. It is a really exciting time for us and we look forward to building a longterm relationship with them."

#### www.heritagehousecare.org.uk

## A little bit **OF HISTORY...**

#### Unspoilt by time, Flagstaff Holiday Cottages in Burnham Overy Staithe have an important historical maritime link

With its pretty harbour, sandy banks and mosaic of creeks, Burnham Overy Staithe looks largely unchanged for centuries and is an idyllic refuge from modern life. While the busy port which once operated here may have long silted up, it is notably the spot where Norfolk hero Nelson learned to row and sail as a young boy before joining the Navy – the village local is still named after him.

Nestled on the edge of the harbour, right on the Norfolk Coast Path, Flagstaff Holiday Cottages have an historic link to another maritime legend, Captain Richard Woodget. The sea captain ran the *Cutty Sark*, the famous sea clipper which was used in the wool trade between Australia and England.

Richard was the son of a local farmer, but instead of joining

the family on the land he cut his sailing teeth on trading ships on the east coast before progressing to international waters – firstly on the *Coldstream* and later the *Cutty Shark* which made several record-breaking passages between England and the New World.

Like many, after retirement Richard returned home to his native Norfolk and bought Flagstaff, then a farm with close proximity to his beloved water, where he lived with his second wife, Winifred.

After his death in 1926, Richard was buried in St Margaret's Church in Burnham Norton and his grave is marked by a stone ship's anchor to reflect his connection with the sea. Guests at Flagstaff are reminded of the sea master's link to Britain's rich maritime history by a plaque on the property's wall.





#### Flagstaff, Burnham Overy Staithe

With five prime position holiday lets, Flagstaff is the most incredible place to stay on the edge of Norfolk's coastline and offers a superb, flexible space for two or up to 25 guests by combining several properties – bring extended family and friends together for a truly memorable holiday. Take your pick... Flagstaff Boathouse has spectacular views from the first floor, open plan sitting room, dining area and kitchen which look out across the creek, staithe and on to sea. Sleeps 6 – 3 bedrooms – 2 bathrooms – dog-friendly

Just like the boathouse, **Flagstaff Cottage** has breathtaking views with a fantastic first-floor kitchen, dining and living area. Cosy up by the wood burner before a comfortable night's sleep in its gorgeous bedrooms.

Sleeps 6 – 3 bedrooms – 2 bathrooms – dog-friendly

Truly five-star, **Flagstaff West** is a real home from home and shares the incredible views of its sister properties with a firstfloor sitting room overlooking the staithe. **Sleeps 6 – 3 bedrooms – 1 bathroom – dog-friendly** 

Flagstaff East has been recently refurbished to an exceptional standard – wake up to a sea view at this superb holiday home which is footsteps from the water's edge.

Sleeps 5 – 3 bedrooms – 1 bathroom – dog-friendly

Flagstaff Garden House is the most wonderful hideaway for two set in a stunning white-washed log cabin. This ground-floor accommodation offers a flexible, private spot for family members. Sleeps 2 – 1 bedroom – 1 bathroom – dog-friendly More to learn...



#### Just four miles from the coast at Brancaster and Thornham and a short drive from Fakenham and Holt, Docking offers the best of coast and country

Dating to Saxon times and noted in the *Domesday Book*, 'Dry Docking', as it was once known, is one of Norfolk's highest sites at 272ft. Due to its lack of drinking water, in the 18th century a well was sunk in the village to overcome the problem. Villagers paid a farthing per bucket to fill their pails, and this simple system was only replaced by a mains supply relatively late on in 1936. Historic 17th century Docking Hall houses a font which was brought from Creake Abbey for safe-keeping during Henry VIII's abolition of the monasteries. Today, the grand hall neighbours Ripper Memorial Hall where a farmers' market takes place on Wednesday mornings. Stock the pantry with some Norfolk delicacies before enjoying a walk on the beach at nearby Thornham and Brancaster.



#### 3 Pond End Row, Docking

With a contemporary coastal style and relaxed layout, this brick and flint cottage is made for fantastic family holidays. With room for six and a family dog, enjoy days exploring the nearby Holkham and Sandringham Estates. Sleeps 6 – 3 bedrooms – 2 bathrooms – dog-friendly



#### The Hideaway 6A, Docking

This newly built, single-storey holiday home is a stylish and comfortable place to enjoy a week exploring north Norfolk. Bright and spacious, there's a relaxed feel at this well-equipped spot and the coast is minutes away. Sleeps 6 – 3 bedrooms – 1 bathroom



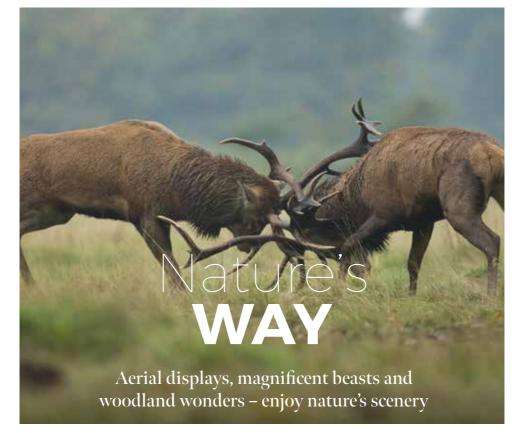
#### Virginia Cottage, Docking

This traditional cottage has been beautifully refurbished to create a home from home holiday let with an enclosed garden – perfect for young children and dogs. Wellequipped and with plenty of space, plan a family getaway. Sleeps 4 – 2 bedrooms – 2 bathrooms – dog-friendly



#### 1 King William, Docking

Highly recommended by so many guests, this brick and flint cottage is a fantastic place to stay. A contemporary coastal style, large kitchen diner and cosy wood burner are bliss to return to after days spent exploring the coast. Sleeps 6 – 3 bedrooms – 2 bathrooms More hours lost to the view...



For nature lovers, autumn and spring are hands-down the best moments to book a Norfolk break to catch sight of migratory birds. Along with the masses of waders, see if you can spy a rarely spotted curlew sandpiper or bluethroat.

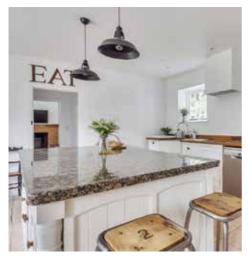
Lower your sight-line and you might catch the clash of antlers as fallow deer lock horns in a display of prowess during rutting season. Holkham has a large captive herd which roam its parkland, although deer roam wild through woodland and heathland across much of Norfolk's countryside.

You can't help but notice autumn and spring's colourful display as the leaves turn from green to gold and back again. In ancient woodlands you might also spot some incredible fungi on tree bark or the ground below – look but don't touch! Unless you are a knowledgeable forager they are best left in their natural position.



**Bailey Wick Cottage, Wells-next-the-Sea** This traditional Norfolk brick and flint cottage was fully renovated in 2020 with plenty of creature comforts. Head to the beach to spot migratory wading birds and breeding seals on the water's edge.

Sleeps 4 - 2 bedrooms - 1 bathroom - dog-friendly



#### The Long Cottage, Flitcham

Situated on the royal Sandringham Estate, this amazing holiday home is perfect for a family or three couples with the estate's woodland on your doorstep for plenty of walking and cycling adventures.

Sleeps 9 - 4 bedrooms - 3 bathrooms - dog-friendly



#### Bay Tree Cottage, Walsingham

With two acres of communal woodland to explore and a short walk from historic Little Walsingham, the cottage is a superb family holiday let or ideal for two couples, with plenty of space and luxurious bedrooms. Sleeps 6 – 3 bedrooms – 2 bathrooms



#### 2 Knights Cottages, Thornham

Thornham's salt marshes are teeming with wildlife and this three-storey coastal cottage is a brilliant base to see it all. Completed in 2020, explore the coast and return to luxury at the end of a day spent adventuring. Sleeps 6 – 3 bedrooms – 3 bathrooms – dog-friendly

## PUSH THE BOAT OUT



#### Hillcrest Barn, North Creake

Overlooking a wildflower field this gorgeous, spacious barn has been designed and completed within the last 12 months. The result is a luxurious haven in the pretty village of North Creake, just two miles from Burnham Market. With single-storey accommodation for up to six guests, a fabulous, wellequipped kitchen, open plan living area and cosy snug, there is plenty of room to relax with family and friends. The four bedrooms, three ensuite, are super comfortable and the gardens are an idyll to catch some winter sun. Treat yourself to a stay. Sleeps 6 - 4 bedrooms -3 bathrooms - dog-friendly













### 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
 Eully-managed flexible service

- Fixed-rate commission with no hidden extras
- · House-keeping and maintenance options with no marked-up costs

Speak to our property team on 01328 730880 today



More light. More sky. More stars. More moments. More memories. More to learn. More to love. More hidden stories. More long lie-ins. More evenings by the fireside. More hours lost to the view.

> Market Place, Burnham Market King's Lynn, Norfolk PE31 8HD

> > t: 01328 730880

info@sowerbysholidaycottages.co.uk

www.sowerbysholidaycottages.co.uk