

# Willow Tree House

**Region:** East Of England   **Sleeps:** 6

---

## Overview

Willow Tree House is a tranquil haven nestled at the edge of the estate, offering a retreat where nature and history harmoniously intertwine. This charming cottage, once part of Wolterton's old village dating back to 1332, has been lovingly restored to provide a serene escape. Inside, the cosy living room with its open fire is perfect for quiet evenings, while the 18th-century chimneys add a sense of timeless character. The handmade, hand-painted kitchen flows into a dining area, ideal for family meals or relaxed mornings over coffee.

The house features three inviting double bedrooms, with a king size room and a stunning marble wet room on the ground floor. Upstairs, two further spacious bedrooms share a traditional bathroom, complete with a bathtub and rainfall shower.

Outside, a large front garden with herbaceous borders and a rear courtyard garden enclosed by raised beds offers a peaceful spot for outdoor dining around the fire pit. Guests can explore the estate's vast grounds or take a moment to unwind under the graceful willow tree. Just a short walk from the main Hall, Willow Tree House offers both seclusion and access to the grandeur of the estate.

## Facilities

Maid Service Available • Chef/Cook Available • Wi-Fi/Internet • Cottage • Heritage Collection • Kid-friendly excursions • Pre-Stocked Fridge Available • Catering Available • On-Site Concierge • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Smart TV • Fire Pit • Parking Space • Golf Nearby • Cycling • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Willow Tree House

### *Ground Floor*

- Bedroom 1: King-size bed and wet room
- Kitchen/dining room with Rangemaster cooker, Bosch washing machine, tumble dryer and integrated dishwasher.
- Sitting Room furnished with period pieces and original artwork.

### *First Floor*

- Bedroom 2: King-size bed
- Bedroom 3: Double bed
- Bathroom with bath and overhead shower

### *Exterior*

- Large front garden with grass and herbaceous beds
- Parking for 3 cars
- Pretty enclosed courtyard garden to the rear with patio and raised beds
- Fire pit/barbecue
- Outside seating for 6 guests

### **Additional Facilities**

- Vispring beds with Egyptian cotton linen and goose down pillows and duvets.
- Smart TV
- Board games and X Box
- Bluetooth speaker available on request





# Location & Local Information

Willow Tree House is nestled within the serene grounds of a grand estate, surrounded by peaceful countryside and scenic parkland. This secluded retreat offers the perfect escape yet is only a short drive from the charming market town of Holt, known for its independent shops, cafés, and art galleries. The nearby North Norfolk coastline boasts beautiful beaches, perfect for family outings or quiet walks, with spots like Sheringham and Cromer offering traditional seaside fun.

The estate itself is rich in history, with the hall providing an opportunity to explore its grand interiors and lush gardens. Norfolk's maritime heritage is also close at hand, with the area famed for its naval connections and stately homes, such as Blickling Hall. For outdoor lovers, there are numerous walking and cycling routes through the local countryside, while the North Norfolk Railway offers a nostalgic steam train journey through picturesque landscapes. Whether seeking tranquillity or adventure, Willow Tree House is perfectly placed to enjoy both.

## Local Amenities

Nearest Airport	Norwich International Airport (25 km)
Nearest Train Station	Roughton Road Train Station (14.5)
Nearest Town	Aylsham (9 km)
Nearest City	Norwich (44 km)
Nearest Bar/Pub	The Saracens Head Pub (1 km)
Nearest Restaurant	The Blind Pig (9 km)
Nearest Shop	SPAR, Corpusty (8 km)
Nearest Supermarket	Tesco Superstore (12 km)



Nearest Beach	Overstrand Beach (16 km)
---------------	-----------------------------

## What we love

- A peaceful escape with a private, enclosed garden featuring a graceful willow tree, perfect for relaxing or enjoying meals outdoors.
- The charming market town of Holt, with its boutique shops, art galleries, and welcoming cafés, is only a short drive away.
- Surrounded by 500 acres of parkland, the estate offers ample opportunities for walking, wildlife spotting, and outdoor adventures.

## What you should know...

- The property has a steep staircase, which may not be suitable for guests with limited mobility.
- There are open water features within the estate grounds, so children and pets should be supervised when outdoors.
- The property is located in a secluded area, so local amenities such as shops and restaurants may require a short drive.

# Terms & Conditions

- **Security deposit:** £200 charged to client by the owner one month before/upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3:00 pm
- **Departure time:** 10:00 am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets allowed
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No smoking or vaping
- **Minimum stay:** 3 night
- **Heating costs included?:** Yes, included in the rental price