Norfolk Grove

Region: East Of England **Sleeps:** 4

Overview

Enveloped by greenery and offered with a selection of wonderful treats, Norfolk Grove is an incredibly romantic, beautiful haven of calm and tranquility. It sits on a stunning private estate in the the heart of unspoilt countryside in Norfolk's Brecklands. The village of Bodney is situated seven miles south of Swaffham, north of Thetford, west of Norwich and within easy reach of north Norfolk's wild and wonderful beaches. Norfolk Grove comes with two beautiful bedrooms, a cosy living room, a gorgeous open plan kitchen, diner and living space and an absolutely wonderful kitchen garden. Not only that, you can enjoy access to the estate gardens and parkland which are sprinkled with woodland and a chalk stream river. It is idyllic, peaceful and very beautiful. The cottage has been recently restored to the very highest of standards and comes with lavish furnishings, a cosy fire and a cedar wood burning hot tub which allows you to take an indulgent dip under the stars.

Norfolk Grove is beautifully presented throughout. It enjoys underfloor heating to keep your toes toasty in the cooler months and top quality amenities. It is built on one level so is very easy for anyone with mobility issues. You arrive at this rural haven via a drive through private farmland and park in a large gravel area outside the cottage. The cottage's open plan living, dining and kitchen area is bright and beautiful, drowned in natural light through large windows, French doors and a lantern roof. You will discover characterful exposed brick walls, gorgeous flooring, a country style dining table and chairs, a sofa and chairs and a thoroughly modern kitchen with a range style cooker, a butler's sink and a Nespresso coffee machine. Beautiful modern artworks decorate the walls and a warm ambience welcomes you to this special holiday home. The cosy sitting room offers a crackling atmosphere with its lovely green walls making you want to snuggle up and watch a movie. You can throw a log on the fire as a rural chill descends and relax in total peace and quiet.

The cottage boasts two delightful bedrooms, both with character and gorgeous views out of the windows. The master offers a superbly comfortable, super kingsize bed, adorned with luxury linens that make you feel as though you are sleeping in a top notch boutique hotel. The other room is a small double with a beautifully dressed double bed. The smart bathroom comes with a freestanding slipper bath and overhead shower.

The cottage garden is fully enclosed and you are welcome to bring your furry friend along to enjoy your holiday. There are livestock in the fields beyond so if you head into the estate you will need to keep your pooch on a lead. The garden enjoys a terrace with a table and chairs for a spot of alfresco dining and your wood-fired cedar hot tub will be waiting. The woodland beyond is lovely. You can take picnics by the river, meander through the grounds looking for wildlife and enjoy the tranquility.









Facilities

Canoeing/Kayaking • Ideal for Kids • Tennis Court • Golf Nearby • Recommended • Ideal for Teens • Pets on Request • Has Discount • Special Offer • Cots (Cribs) • Cottage • Parking Space • Wi-Fi/Internet • Waterfront • Outstanding Landscapes • Hairdryer • Hot Tub • Smart TV • Animal farm • Heating • Zoo • Kid-friendly excursions • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Norfolk Grove

Ground Floor
- Fully equipped kitchen and dining room
- Bedroom with super king bed
- Double room with double bed
- Sitting room with TV and wood-burning stove
- Study area
- Bathroom with shower

Outside Grounds
- Terrace with dining area
- Wood-fired cedar hot tub
- Tennis court

Additional Facilities
- Wi-Fi
- Parking
- Washing machine and drying facilities
- Indoor fireplace
- Cleaning tools
- Board games
- Fully equipped kitchen with oven and microwave
- Dishwasher









Location & Local Information

Norfolk Grove enjoys an idyllic location on a vast private estate in south Norfolk. It sits in the village of Bodney, a pretty place enveloped with the fields, parkland and woodland of the Norfolk countryside.

Swaffham comes with a long history. By the 14th and 15th centuries, the town had a flourishing sheep and wool industry and a large market place. It sits at the northern point of the Brecks, an area of outstanding beauty and tranquility which stretches across Norfolk and Suffolk. The town's fine Georgian buildings are reputed to be a favourite of Lord Nelson. The bustling Saturday market is popular and there are twice monthly farmer's markets. The town has featured in Dad's Army and Kingdom with Stephen Fry. The EcoTech centre offers a wind turbine with three hundred steps that you can climb for superb views as far as Ely Cathedral.
Also nearby is Houghton Hall, originally the home of the Prime Minister, Sir Robert Walpole. With Palladian styling, the house is very impressive and its extensive gardens often host works by famous sculptors or concerts. There is also a Soldier Museum.

Sandringham is one of the much-loved country retreats of HM King Charles III and has been the private home of five generations of British Monarchs since 1862. You can visit part of the house, the private gardens and St Mary Magdalene Church as well as taking delightful walks through the estate. There are frequent craft shows and other events in the grounds. The Holkham Estate is huge at 25000 acres. Holkham Hall is rich in history, architecture and wildlife. The seat of the Earl of Leicester, this elegant 18th century mansion is still a much loved, lived-in family home which visitors can also enjoy. There are six acres of walled garden, originally laid out by Samuel Wyatt in the late 1700's. Visitors enjoy the walking and cycling paths, the lakes, watching the deer, the tree top high ropes course with its swings, bridges and ziplines, rowing boats, canoes and kayaks on the lake and the woodland play area. It is an outstanding family excursion.

Horse racing lovers enjoy trips to Fakenham Racecourse and Newmarket Racecourse. You might want to check the racing calendars and head along for a flutter.

Bird lovers head to the RSPB nature reserves at Titchwell and Snettisham or to Holme Beach, Holkham or the Blakeney National Nature Reserve. RSPB Snettisham is home to waders, wildfowl and many other birds. Between August and January you will see tens of thousands of birds leaving the mudflats and landing in the Snettisham hides. You will experience spectacular aerial displays and watch huge numbers of pink-footed geese fly over from Iceland. The estate is also home to resident barn owls and that soft hooting is joyful. Pensthorpe Waterfowl Park is popular too.









Local Amenities

Nearest Airport	**Norwich Airport (47.6km)**
Nearest Beach	**Wells-next-the-Sea (51km)**

Nearest Golf	**Swaffham Golf Club (10.9 km)**
Nearest Restaurant	**The Swan (3km)**
Nearest Supermarket	**Tesco Superstore, Watton (9.9km)**
Nearest Town/City	**Swaffham (11.9km)**
Nearest Village	**Ickburgh (5.7km)**

What we love

- Norfolk Grove is perfect for a spot of switch off. It has been beautifully renovated and is utterly charming
- The cottage enjoys its own enclosed cottage garden with alfresco dining and a hot tub plus guests are welcome to explore the whole estate with its woods, parkland, river, fields and plenty of wildlife
- The cottage enjoys outstanding amenities, the very best of fittings and luxury touches

What you should know...

- Norfolk Grove is built on one level, very helpful for any guests with mobility issues
- You are welcome to bring up to two furry friends but please do not let them in the bedrooms and on the furniture. The garden is enclosed but they should be on leads through the estate as there are livestock
- Norfolk's coastal gastropubs and restaurants can be very busy so please book in advance

Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4.00 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?:** On request only and with prior agreement with the owner, at the time of booking. If accepted, a pet supplement of £25 per pet per stay will apply

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Smoking & Vaping are not permitted

- **Minimum stay:** 3 nights. All other durations on request

- **Heating costs included?:** Yes, included in the rental price

- **Internet access?:** Wi-Fi internet access included

- **Pool towels included?:** Yes, included in the rental price

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed