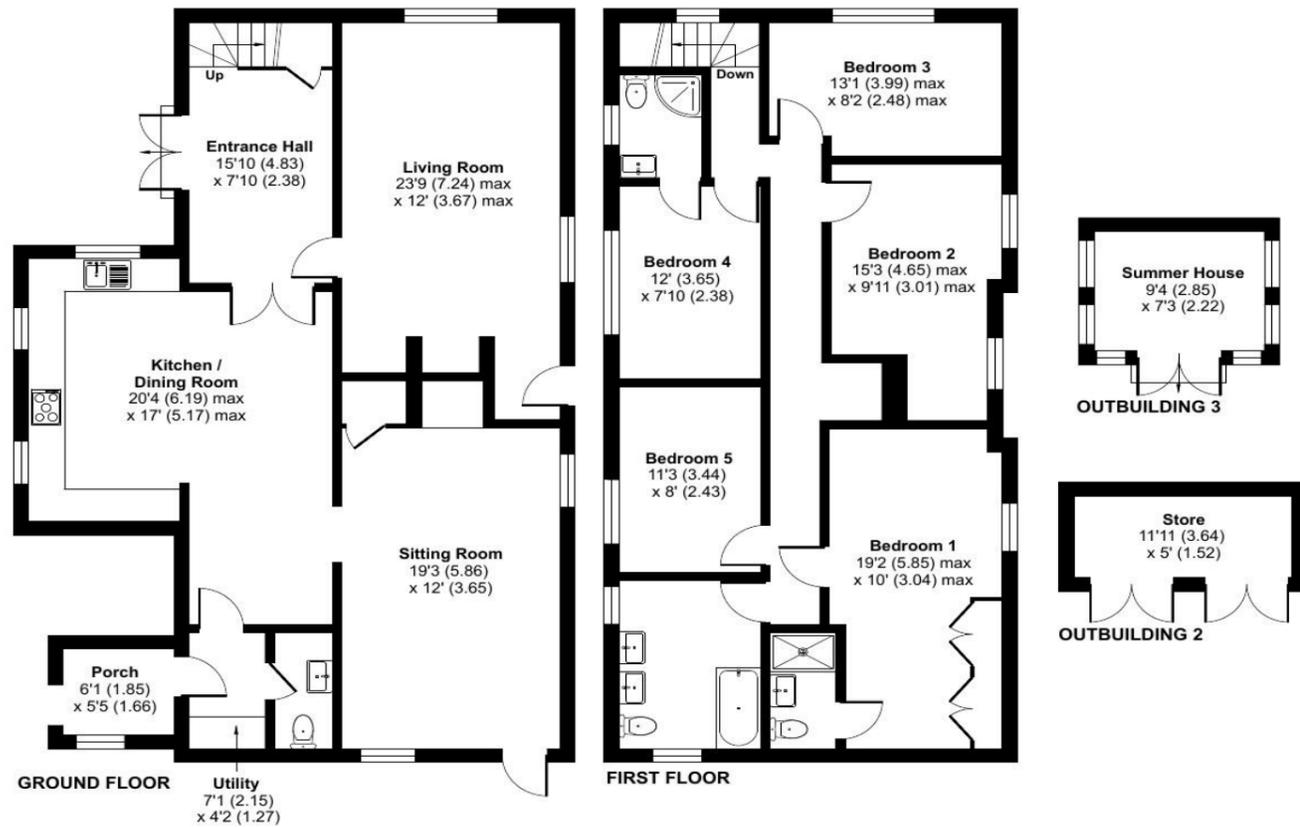
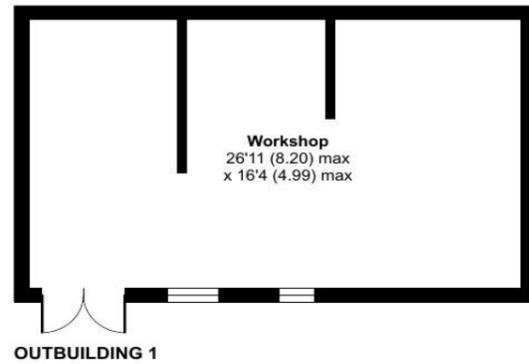


# Tuns Road, Necton, Swaffham, PE37

Approximate Area = 1992 sq ft / 185 sq m  
 Outbuildings = 543 sq ft / 50.4 sq m  
 Total = 2535 sq ft / 235.4 sq m  
 For identification only - Not to scale



## Tuns Road, Necton, Swaffham, PE37 8EH

Amazing, spacious, period property with parts dating back to the mid 1800's, with five double bedrooms, simply oozing character throughout. This incredible cottage boasts exposed beams, brick fireplaces, two reception rooms, two en-suites, established grounds with numerous outbuildings.

**Price £625,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1296337



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Situated in the popular village of Necton, Longsons are delighted to bring to the market this period family home, part of which dates back to the mid 1800's, overlooking All Saints church. The cottage has been extended and modernised sympathetically over the years and includes five double bedrooms, two reception rooms, two en-suites, family bathroom, double glazing with new England style shutters on many windows, gas central heating with underfloor heating to the ground floor, established rear garden with numerous outbuildings, ample parking and much much more...

Viewing highly recommended to fully appreciate what's on offer.

Briefly the property offers entrance hall, entrance porch, kitchen/dining room, sitting room, living room, two multi-fuel burning stoves, utility, cloakroom, five double bedrooms, two en-suite shower rooms, family bathroom, garden, carport, ample parking, workshop, summer house, outside store, double glazing with new England style shutters, gas central heating with underfloor heating to the ground floor.

**Entrance Hall**

Double wooden doors to rear of house, under stairs cupboard, oak stairway to first floor, Travertine stone tiles to floor, double doors leading to kitchen/dining room, opening through to living room.

**Kitchen/Dining Room  
20'4" (6.2m) Max x 17'0" (5.18m)**

Wide range of oak fitted kitchen units to walls and floor, marble effect work surface over, Range style cooker with five gas burners and electric hot plate with tiled splashback and extractor hood over, stainless steel one and a half bowl sink unit with mixer tap and separate tap with filtered water, space for tall fridge/freezer, space and plumbing for a dishwasher, access to small loft space, inset down lighters, Travertine stone tiles to floor, three double glazed windows, two to rear and one to side with new England style shutters, open plan access to sitting room.



**Sitting Room**  
**19'3" (5.87m) x 12'0" (3.66m)**

Original beams to ceiling, feature fireplace and oak mantel and inset multi-fuel burner, Travertine stone tiles to floor, double glazed window to front and side with, 1/2 glazed stable door opening to side, built in cupboard with double doors.

**Living Room**  
**23'9" (7.24m) x 12'0" (3.66m)**

Original beams to ceiling, feature fireplace and oak mantel with inset multi-fuel burner, Travertine stone tiles to floor, double glazed window to front and side, entrance door leading to front.

**Utility Room**

Space and plumbing for washing machine, space for tumble dryer, with shelving for extra storage, door leading to cloakroom, glazed external door leading to porch.

**Cloakroom**

Hand was basin, toilet with high-level Victorian cistern.

**Porch**

Wooden clad porch, doorway to rear, window to side.

**Stairs and Landing**

**Bedroom One**  
**19'2" (5.84m) x 10'0" (3.05m)**

Built-in wardrobe, double glazed window to front enjoying wonderful views of the church and a smaller window to side, both with new England style shutters. vintage style low level radiator, access to a partially boarded and fully insulated loft area, with integrated ladder, door leading to en-suite shower room.

**En-Suite Shower Room**

Large, walk-in shower, WC, hand wash basin, heated towel rail.

**Bedroom Two**  
**15'3" (4.65m) Max x 9'11" (3.02m) Max**

Two double glazed windows to front with new England style shutters, vintage style low level radiator.

**Bedroom Three**  
**13'1" (3.99m) x 8'2" (2.49m)**

Double glazed window to side with new England style shutters, vintage style low level radiator.

**Bedroom Four**  
**12'0" (3.66m) x 7'10" (2.39m)**

Double glazed window to rear with new England style shutters, vintage style low level radiator, door to en-suite shower room.





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Amazing Period Cottage with Five Double Bedrooms
- Two Reception Rooms with Multi-Fuel Burners
- Two En-Suite, Family Bathroom and Cloakroom
- Energy Efficiency Rating

- Carport, Ample Parking, Garden and Summer House
- Workshop Suitable for Annexe Conversion (STP)
- Gas Central Heating with Underfloor to Ground Floor
- Viewing Highly Recommended

**En-Suite Shower Room**

Corner shower cubicle, WC, hand wash basin, radiator, obscure glass double glazed window to rear.

**Bedroom Five**  
11'3" (3.43m) x 8'0" (2.44m)

Currently being used as a dressing room, double glazed window to rear with new England style shutters, vintage style low level radiator.

**Bathroom**

Bath with shower attachments, twin hand wash basins fitted within cabinets, WC, double glazed window to side and rear with new England style shutters, radiator/towel rail.

**Outside Side and Front**

A tree-lined access lane leading to a five bar gated shingled driveway, providing ample parking, carport and an array of outbuildings, including a large workshop with power and double glazed windows, perfect for storage or potential for conversion into an annexe, subject to the relevant permissions, two further stores, decorative flint and brick wall with iron railing to front overlooking the church grounds, paved pathway leading to the formal entrance, with a beautiful Gothic archway and solid wooden door.

**Rear Garden**

Secluded garden mainly laid to lawn, red brick retaining walls, fencing and a beech hedge to perimeter, mixed shrubs and plants to beds and borders with a line of fruit trees and two mature Paulownia trees, double glazed and insulated summer house with lights and power with long windows on three sides allowing good views of the beautiful garden, paved patio seating area.

**Agent's Notes**

EPC rating C69 (Full copy available on request)  
Council tax band E (Own enquiries should be made via Breckland District Council)

