



THE STORY OF

Cobble Cottage

Sedgeford, Norfolk

SOWERBYS



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Cobble Cottage

Heacham Road, Sedgeford,
Norfolk, PE36 5LU



Detached Four Bedroom Family Home

Boasting Two Reception Rooms and
a Kitchen/Breakfast Room

Off Road Parking

Courtyard Garden

No Upward Chain



Situated in the heart of this pretty Norfolk village sits Cobble Cottage. This spacious four bedroom property is a short walk from the village pub and surrounded by local public footpaths and walks.

With parking to the back of the property, this means that our current sellers often enter from the rear and into the entrance hall, which takes you through to the kitchen/breakfast room. This is an ideal space for a small dining table as you have fabulous views over the rear courtyard. The large open-plan lounge/dining is full of character and is separated by the

wood-burning stove. Finishing off the ground floor is a handy utility room and shower room.

There are two staircases to the first floor; boasting an abundance of space with four bedrooms, of which three are doubles and a family bathroom.

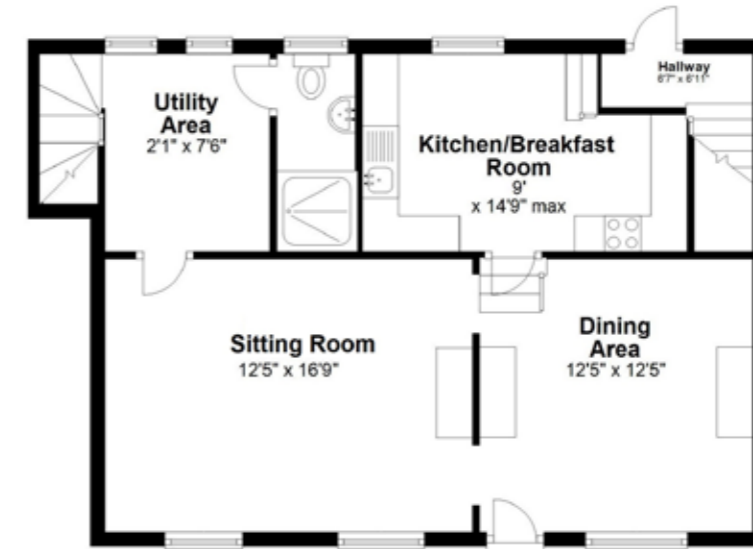
There is a driveway to the rear of the property and a gate through to the courtyard, the perfect place to relax with a glass of wine and a barbecue.

Cobble Cottage is a perfect holiday home with enough space for growing families.

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First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



Cobble Cottage, Sedgeford.

“This has been an ideal holiday home for us. The property is characterful, spacious and homely.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0075-2818-7687-2820-3041

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

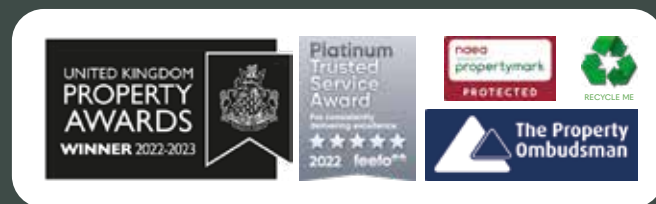
Freehold.

LOCATION

What3words: ///tell.bulbs.slab

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SOWERBYS



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