



THE STORY OF

Pebbledash Cottage

Sedgeford, Norfolk

SOWERBYS



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Pebbledash Cottage

14 Docking Road, Sedgeford
Norfolk, PE36 5LR

Character Cottage

Modernised Throughout

Cosy Feature Wood-Burner

Three Bedrooms

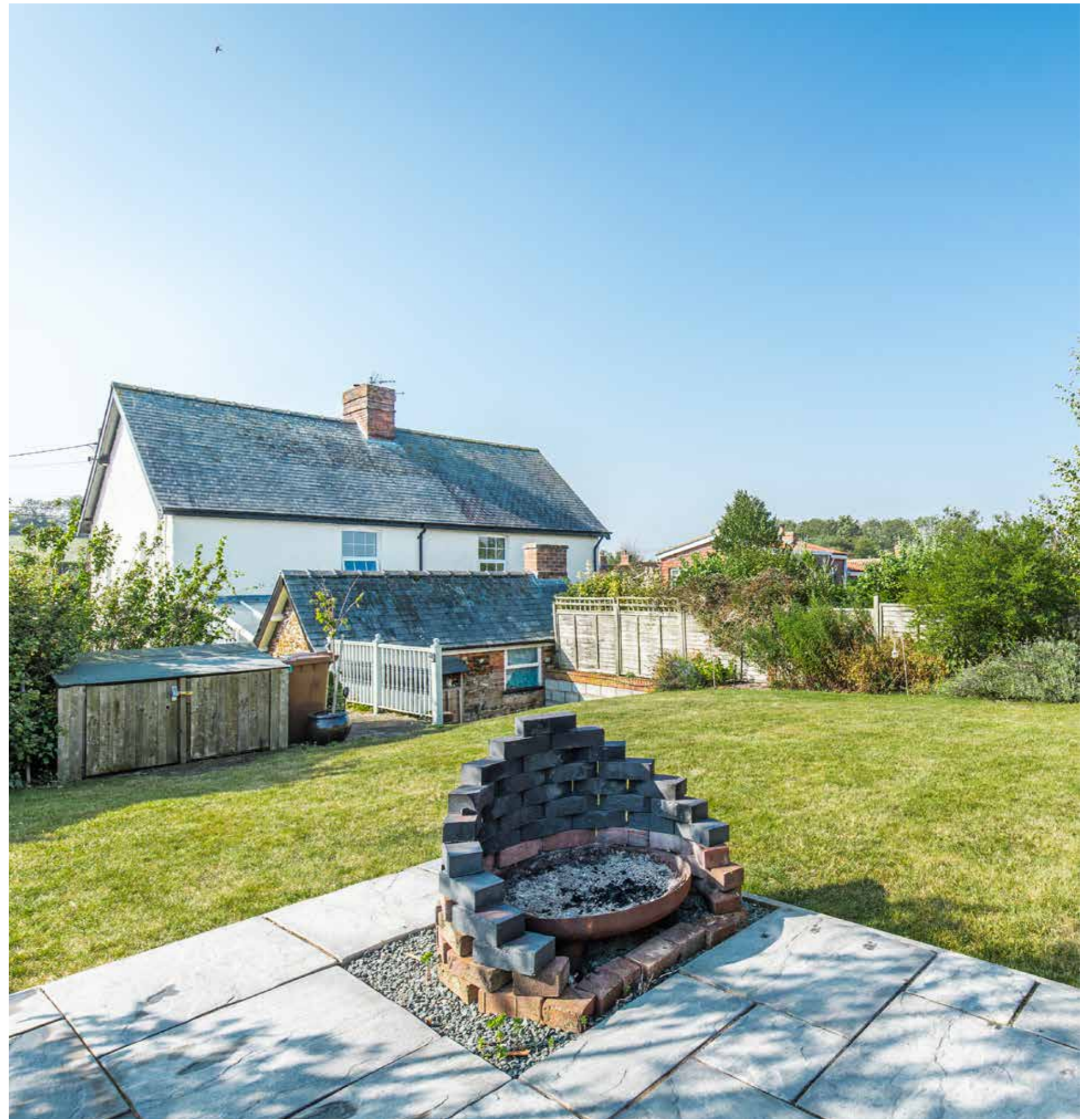
Family Bathroom and WC

Far-Reaching Countryside Views

Off-Street Parking

Short Drive to Norfolk Coast

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A charming blend of character and modern comfort, this cottage is a welcoming retreat that has been thoughtfully updated while preserving original features.

As you step inside, the warmth of the sitting room draws you in, with its cosy wood burner inviting quiet evenings by the fire. The cottage has been lovingly modernised, with a newly fitted country-style kitchen that is both practical and full of charm with the original flooring uncovered in the process. There is room for a small range cooker, and the spacious layout comfortably accommodates a large central dining table, perfect for family meals or social gatherings.

The light and airy garden room at the rear connects seamlessly to the home, having been thoughtfully integrated with the former outbuildings. This versatile space is perfect for enjoying the view of one of the lovely patio areas surrounded by flowers and shrubs, while the converted outbuildings now offer the convenience of a utility room, additional storage, and a downstairs WC.

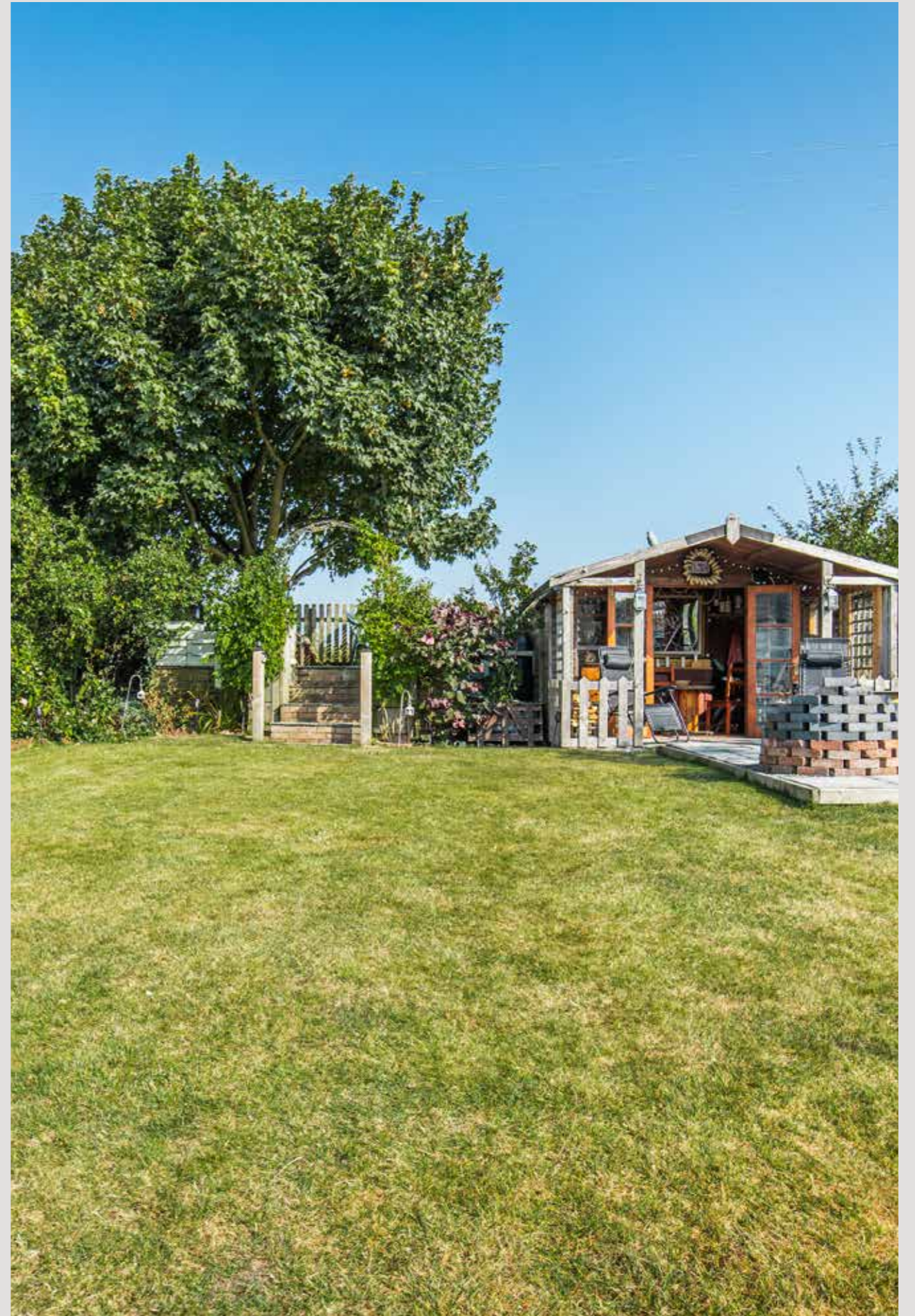
Upstairs, three comfortable bedrooms provide peaceful retreats, complemented by a modernised family bathroom to serve all.

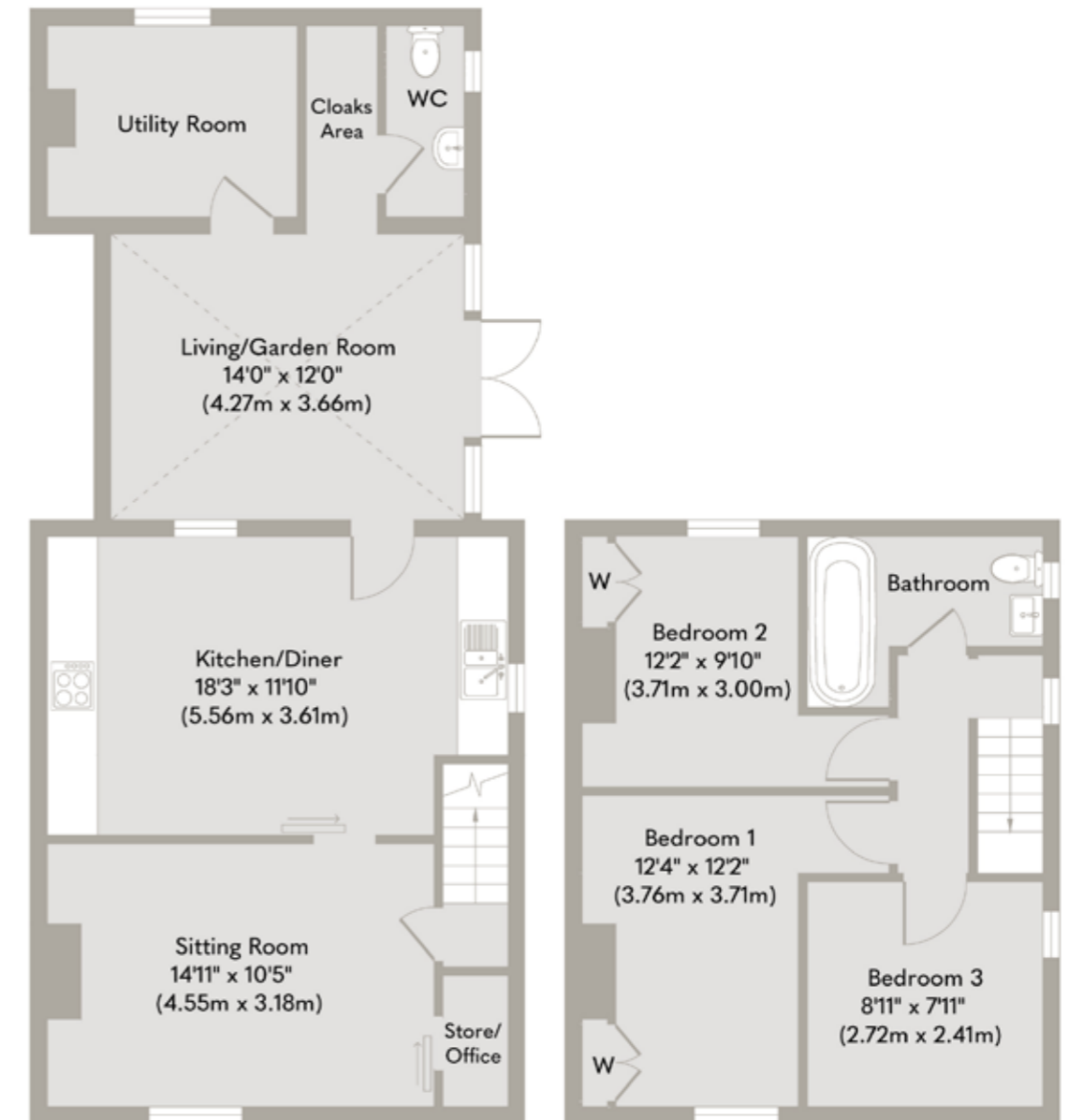
Outside, the charm continues. The rear garden, with its uninterrupted field views, offers a tranquil escape. The elevated patio area is perfect for enjoying the sunsets, complete with an outdoor brick fire pit, which makes summer evenings feel endless. The addition of a summer house offers further space for entertaining or quiet reflection.

Off-street parking to the front adds to the convenience of this beautiful property, making it a peaceful haven with fantastic country walks on your doorstep and the beautiful North Norfolk Coast only a short drive away.



We have enjoyed it so much... with splendid rural views and it's cosy nature.





Ground Floor
 Approximate Floor Area
 715 sq. ft
 (66.42 sq. m)

First Floor
 Approximate Floor Area
 412 sq. ft
 (38.27 sq. m)

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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Sedgeford

DISCOVER COASTAL CHARM AND RICH HERITAGE

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, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. 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



Rural views from Pebbledash Cottage.

“Breakfast on the patio on a summers morning, and walking along Holme beach have made this a special place to be.”



SERVICES CONNECTED

Mains water and electricity. Electric heating. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8236-7227-4230-9359-3992

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: ///items.overlaid.packet

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
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