



THE STORY OF

11 Littleport Yard

Sedgeford, Norfolk

SOWERBYS



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Sedgeford, Norfolk
PE36 5LP

Character Cottage

Versatile Accommodation

Family Kitchen

Spacious Sitting Room

Study/Bedroom Four

Three First Floor Bedrooms

Bathroom and En-Suite

Fantastic Garden

Off-Road Parking

Double Garage

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Nestled at the end of a peaceful country lane, surrounded by rolling fields, this stunning character cottage offers a serene rural lifestyle while providing all the comforts of modern living. The property boasts a welcoming and spacious kitchen/dining room, perfect for family meals and entertaining, as well as a large, light-filled sitting room with french doors which open out to the beautifully maintained rear garden. Both spaces offer an abundance of room for family gatherings and relaxing afternoons, with wonderful views of the surrounding countryside.

The ground floor also includes a versatile study, which could easily be transformed into a fourth bedroom, along with a convenient downstairs WC.

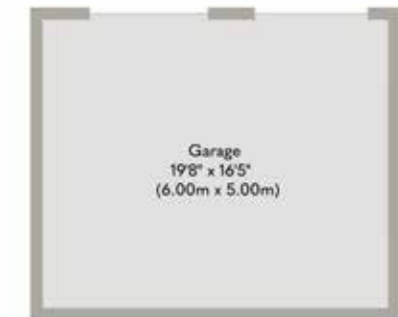
On the first floor, you'll find three generously sized bedrooms, including a principal bedroom with a luxurious en-suite, providing a private retreat. A family bathroom completes the upper floor, catering to the needs of a busy household.

Outside, the property truly shines. The large rear garden is a haven for nature lovers, filled with mature plants and shrubs, offering a peaceful and private outdoor space perfect for al fresco dining, gardening, or simply enjoying the tranquillity of the countryside. There is also a smaller garden to the front, which some neighbours have converted into additional parking, adding to the property's flexibility. With off-road parking and a double garage, there's plenty of space for vehicles and storage.

This home is ideal for those looking for a quiet, rural lifestyle, whilst still being within reach of local amenities. Living here, you'll wake up to the sounds of nature, enjoy ample outdoor space, and have plenty of room for the whole family to grow. A true countryside retreat with endless possibilities.



First Floor
Approximate Floor Area
617 sq. ft
(57.34 sq. m)



Garage
Approximate Floor Area
323 sq. ft
(30.00 sq. m)

Ground Floor
Approximate Floor Area
799 sq. ft
(74.26 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 Sowerbys



“...a true countryside retreat with endless possibilities.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Calor gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///wriggled.sweated.clocked

AGENT'S NOTE

At the rear of the property is a right of way providing access to the neighbouring property.

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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