



THE STORY OF  
**Jacobs Folly**  
*Sedgeford, Norfolk*

**SOWERBYS**





THE STORY OF

# Jacobs Folly

Sedgeford, Norfolk  
PE36 5ND

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Offered No Forward Chain

Detached Cottage in an Elevated Position

Grounds of 0.25 Acres (STMS)

Lovingly Restored, Spacious Accommodation

Kitchen/Dining Room, Sitting Room and Snug

Three Bedrooms and Office

Luxurious Bathroom and Separate WC

Extensive Garage/Workshop with Inspection Pit

Stunning Tiered Landscaped Gardens

Village Location with Direct  
Access to Off-Road Trails

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Situated in the heart of a picturesque village, Jacobs Folly is a beautifully restored detached home that blends period charm with modern comfort. With uninterrupted views of open farmland and the church, it offers a peaceful countryside retreat designed for contemporary living. Coming to the market for the first time in 74 years and under the same cherished ownership for the past 24, this is a rare and special opportunity.

Inside, the home offers a spacious, welcoming layout. The sitting room, with its striking fireplace and wood burning stove, creates a cosy space for family time or entertaining. The light filled kitchen diner is the heart of the home, while a separate snug provides a quiet spot to relax, read or watch films. A practical boot room and downstairs WC add everyday convenience.

Originally four bedrooms, the layout has been reconfigured to create three generous doubles, making space for a luxurious bathroom and a versatile landing currently used as a work from home nook with panoramic garden and field views.

Outside, the charm continues. The landscaped garden features several seating areas to enjoy the sun throughout the day. Have morning coffee under the covered terrace, summer barbecues on the patio, or quiet evenings in the lawned garden or stylish log cabin, which is insulated and has a wood burning stove. Practicality meets possibility with off street parking, a generous double carport, and a large workshop ideal for hobbies, a home gym or games room.

Living at Jacobs Folly feels like stepping into a lifestyle magazine. Start your day with birdsong and sunrise views, whether sipping coffee in the garden or working at the landing desk overlooking rooftops. This is a home that invites you to slow down, stoke the fire, linger over breakfast with the French doors open, or unwind in the snug with a good book. Jacobs Folly is not just a house, it is a place to put down roots and live the life you have dreamed of. Viewing is strongly recommended to fully appreciate all it offers.





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



“A walking, biking and running paradise, with off road trails direct from the door and glimpses of the sea just a couple of minutes’ walk away.”



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. LPG fired central heating. With underfloor heating to boot room, snug, kitchen and bathroom.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 2471-3038-6205-3004-3204

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: ///siesta.foam.headboard

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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