



THE STORY OF

# Hideaway Cottage

*Dersingham, Norfolk*

SOWERBYS





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44 Chapel Road, Dersingham, Norfolk  
PE31 6PN

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Beautifully Renovated Carrstone Cottage

Peaceful and Private Setting in  
Central Dersingham

Spacious Lounge and Dining Room with  
Exposed Beams and Brick Fireplaces

Handy Utility Room and Ground Floor WC

Three Bedrooms and Stylish  
New Family Bathroom

Attractive Front Garden with Raised Private Patio

Brick Outbuilding with Potential for  
Home Office or Studio (STPP)

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We have so many favourite spots in the house.. from sitting in the garden listening to the birds to cosy nights in by the log burner.

Tucked away in a peaceful and private setting in the ever-popular village of Dersingham, Hideaway Cottage is a beautifully renovated carrstone cottage that perfectly blends timeless character with thoughtful modern touches. Set just moments from the Royal Sandringham Estate and a short drive to the North Norfolk coastline, this is a home that offers a true taste of country life with all the comforts of modern living.

Stepping through the front door, a welcoming hallway offers space to hang coats and kick off boots before heading through to the heart of the home. The dining room is both spacious and inviting - ideal for gatherings or quiet meals - while the adjoining sitting room features exposed beams and a cosy wood burner, creating the perfect setting for evenings in.

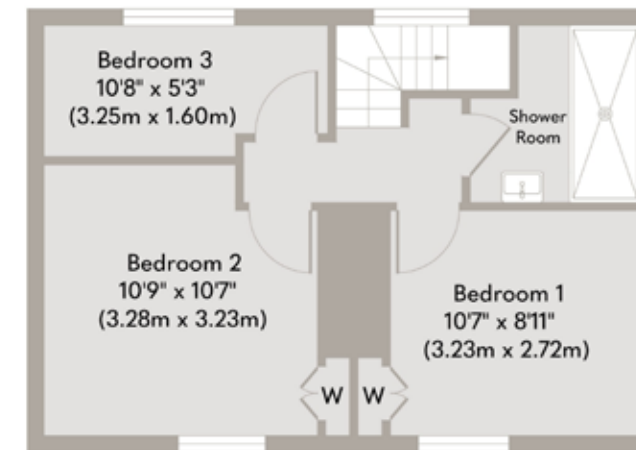
The kitchen has been finished in a stylish country-modern style, flowing naturally from the dining area and leading through to a practical utility room and downstairs WC. Upstairs, there are two generous double bedrooms and a third single room, all served by a newly fitted bathroom that feels both fresh and elegant.

Stepping outside, the front garden is beautifully planted with cottage-style flowers, including fragrant lavender, and features a raised patio seating area that offers privacy and sunshine throughout the day. A brick outbuilding provides excellent storage but also holds exciting potential for use as a home office or creative studio.

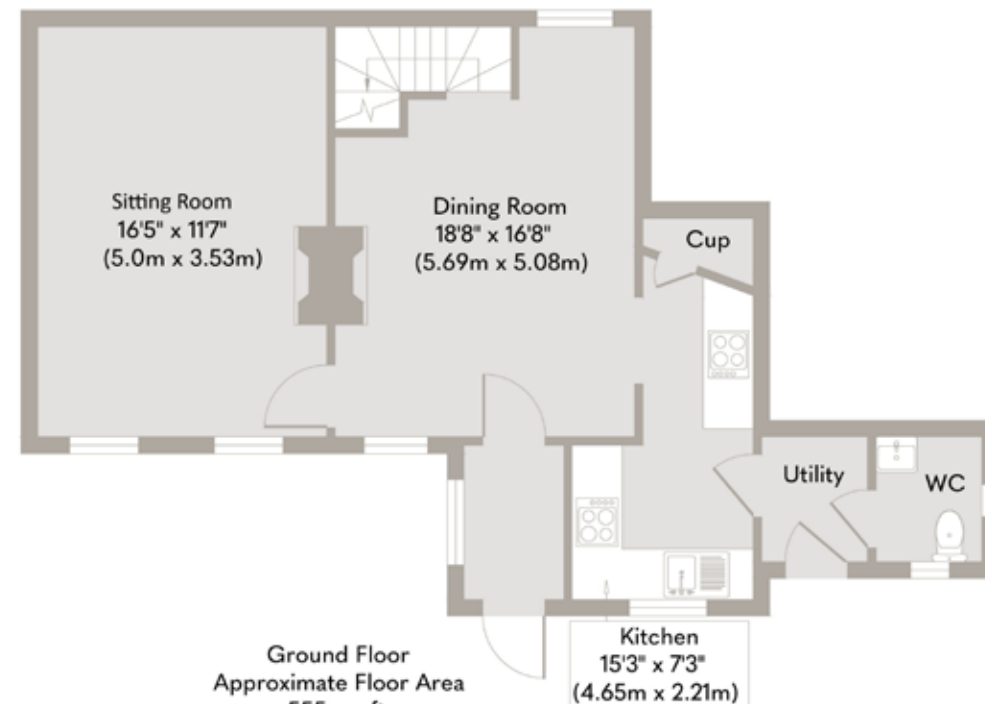




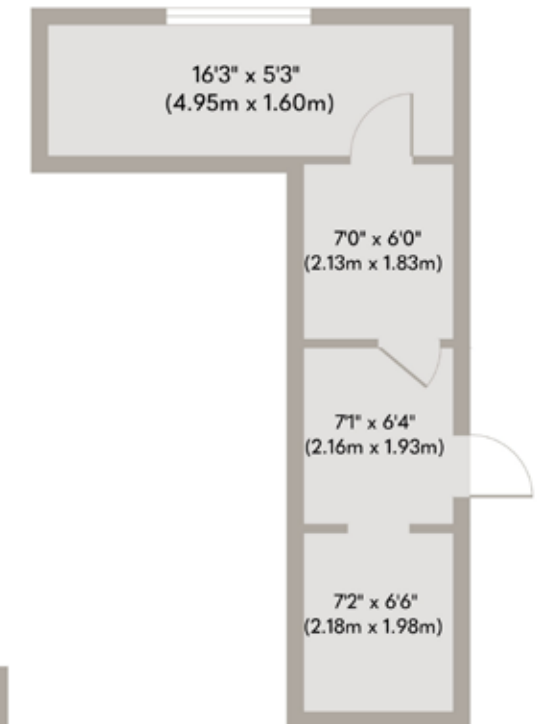




First Floor  
Approximate Floor Area  
393 sq. ft  
(36.51 sq. m)



Ground Floor  
Approximate Floor Area  
555 sq. ft  
(51.56 sq. m)



Outbuilding  
Approximate Floor Area  
219 sq. ft  
(20.34 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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# Dersingham

KNOWN FOR BEING THE PERFECT VILLAGE

Dersingham is affectionately known as “the perfect village.” With its primary and junior schools, GP surgery, library, Post Office, and local shops—including a butcher, newsagent, and a popular fish and chip shop—this compact village offers everything within a 5.6 sq mile radius. Just 7.5 miles from King’s Lynn and its rail link to London, Dersingham is ideal for country-loving commuters, while beautiful beaches at Snettisham, Heacham, and Hunstanton are just a short drive away.

The village boasts traditional carrstone cottages, large period properties, and newer developments like those on the Sandringham Estate, with various property sizes. Nestled near the royal Sandringham Estate and the country home of the Duke and Duchess of Cambridge, Dersingham has a rich, community-oriented charm. Local highlights include Dersingham Bog National Nature Reserve, Sandringham’s scenic trails, and a welcoming village hall hosting frequent events.

With two popular pubs—The Feathers and Coach & Horses—plus its proximity to the Queen Elizabeth Hospital, Dersingham is particularly appealing to front-line workers seeking a blend of coastal beauty and community spirit.



## Note from the Vendor



Front Elevation

“We’ve loved this beautiful hideaway cottage - its cosy feel, peaceful garden, and perfect location near Sandringham and the North Norfolk coast.”



## SERVICES CONNECTED

Mains electricity, water and drainage. 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: ///conquest.poppy.atlas

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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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