



Florence Cottage
Pentney | Norfolk | PE32 1JW

RURAL PEACE



In the popular rural village of Pentney, this spacious and beautifully presented detached property newly built in 2019 offers good size internal space in a wonderful rural location. Traditional in appearance and built to a high specification, this detached family home boasts four double bedrooms (one with ensuite), a well-appointed kitchen/diner, a must-have log burner in the sitting room, a separate garage, and an enclosed rear garden overlooking a paddock of lamas.







- Beautiful setting in this West Norfolk Rural Village
- Modern Detached Family Home with views over Fields/ Countryside
- Entrance Hall, WC, Sitting Room, Open Plan Kitchen/Family Room & Utility
- Four Bedrooms, Family Bathroom and En-Suite
- Off Road Parking, Garage/Workshop with Potting Shed
- Total Accommodation extends to 1465sq.ft
- Energy Rating B

Traditional with Modern Comforts

"We were attracted to Florence Cottage as it is a very pretty cottage built in a traditional Norfolk style. It is situated on a quiet lane in a quiet rural village and individually built to a high specification which was important to us," the present owners said of their home. "It is bright, light and airy throughout."

"The living space flows well, and the landing upstairs gives it a spacious feeling," the owners said, referring to the first-floor landing with its high ceiling which provides access to all four double bedrooms and the family bathroom. Two of the four bedrooms have built-in wardrobes and the principal bedroom also benefits from its own private en-suite shower room. The views from the bedrooms over the fields are stunning.

The property has two bright and spacious generously sized reception rooms – to the righthand side of the entrance hall is the living room, with dual aspect windows to the front and, at the rear, French doors opening out to the garden. This room also benefits from a log burner, giving the room a fantastic cosy feel. On the opposite side of the hall is the kitchen/diner with a range of base and wall units and modern appliances. Similar to the living room, it also benefits from dual aspect windows.

Although traditional in appearance, Florence Cottage has been built to the very latest standards. "It is efficient and warm with underfloor heating throughout downstairs. We also have an oil-fired blue



flame 98% efficient latest specification boiler.” During their time there, the owners have made their own refinements. “We have extended the kitchen work surface and cupboard areas, replaced the lounge floor, re-configured the en-suite, decorated throughout using Farrow & Ball paints, and also landscaped the gardens at the front and rear.” In addition, the property has the benefit of solar panels on the garage roof.

Summing up what has made it such a special home for them, the owners said, “The cottage is very private and has such wonderful views.” And when asked about their favourite spaces, they replied, “No special room in particular – the cottage just feels great throughout. In truth we will miss all of it as it is such an easy, comfortable house to live in.”

Outside

“The very private rear garden has sun all day so the two seating areas are well used,” the owners said. “The landscaped gardens at the front and back are low maintenance, with a gorgeous lavender garden at the front.” The outside space is well appointed, a five-bar gate giving secure access to the single garage and storage to the side. “We have a large drive which can accommodate four cars or provide space for a caravan/boat. And we have a generously sized garage plus a purpose-built garden store/shed.” The front of the property has a lavender garden plus a stoned area, and the rear garden is laid to lawn with a good size Indian sandstone terrace with some wonderful views of the neighbouring fields. As the owners said, “We overlook paddocks to the rear with the resident friendly llamas and alpacas. And lots of birdwatching is compulsory!”

Excellent Location

“Pentney is a very peaceful place to live and has so many lovely walks, especially at the back of Pentney Abbey, which is a thirty-minute walk from our home, and the wildlife is lovely as you walk along the river Nar,” the owners explained. “King’s Lynn, Swaffham, Downham Market and also the coast are early accessible.” Pentney is a small community situated approximately halfway between King’s Lynn and Swaffham, just off the A47. The countryside is rural and gently undulating. Access to the main Norfolk towns and the city of Norwich is superb, with Norwich approximately thirty-eight miles to the east.







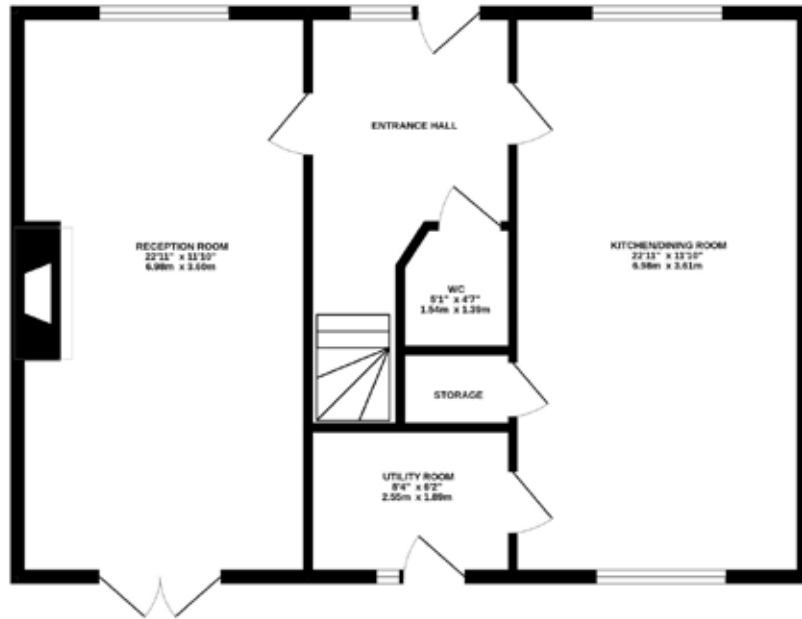




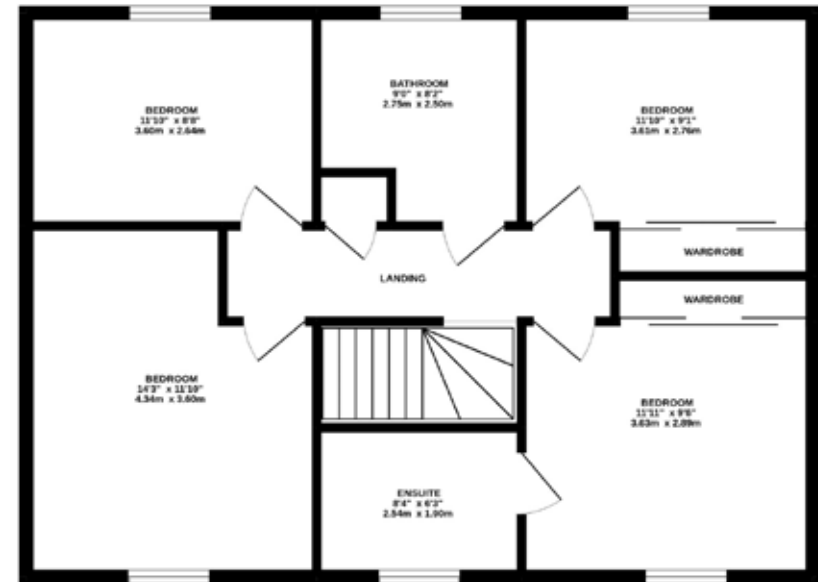




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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On Your Doorstep...

The North Norfolk coast can be quickly reached by car but closer to home there is excellent walking, riding and bird watching to be enjoyed. "We are 'outdoorsy' people and there is some fantastic walking and cycling to be had straight from the door and nearby." Pentney is situated close to the River Nar, with the benefit of an attractive village church. The neighbouring village of Narborough has a trout farm and smokery for fishing and outstanding food, a post office/convenience store, a Chinese restaurant, GPs' surgery and a junior school. If shopping at a supermarket is required, this is found nearby in Swaffham, Downham Market and King's Lynn.

Services

OFCH, Mains Water, Septic Tank
Kings Lynn and West Norfolk Borough Council - Band D
The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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