



2 Barn Cottages
Dodma Road | Weasenham | Norfolk | PE32 2TJ

PEACEFUL VILLAGE COTTAGE



With a setting in the picturesque village of Weasenham, this charming semi-detached character cottage offers the perfect blend of rural tranquillity and family-friendly accommodation. It is a wonderful opportunity to acquire a spacious family home in a peaceful setting, at the same time providing easy access to local market towns and the coast.



KEY FEATURES

- A Lovely Semi-Detached Cottage in the Sought-After Village of Weasenham
- Four Double Bedrooms and a First Floor Family Bathroom
- Spacious Living Room with Open Fireplace and Wood Burner
- Modern Kitchen-Dining Room with Built-In Storage Cupboards Open Plan to Garden Room
- Utility Room and Ground Floor Cloakroom
- Large Loft providing Second Floor Home Office Space
- Large Enclosed Garden with Flower Beds, Lawn and Terraced Area
- Garage/Workshop with Water Connected
- Off-Street Parking on Shingle Driveway
- The Accommodation extends to 1,518sq.ft
- Energy Rating: D

“As a newly married couple, we fell in love with the idea of this property being our first family home. We could see our future children playing in the garden, having meals at the table, celebrating Christmas by the fire and it was all we could think of from day one of the viewing!” the current owners explained, who first moved in almost four years ago.

A Perfect Home

With four double bedrooms, a bright kitchen-diner and a generous garden, the cottage has been lovingly updated to create a comfortable, welcoming home. It has been fully redecorated, with a wood burner added to the living room, the kitchen painted, utility room updated, the bathroom re-tiled, new internal doors installed upstairs, and built-in wardrobes refreshed. A loft conversion provides additional space, and the garden has been tidied, with the old garage replaced by a new timber-built workshop. “It’s an emotional home with many memories, and a lot of love has gone into the decoration. Although it’s semi-detached, the neighbours are extremely quiet and mostly at work, so we forget we are attached,” the owners said. “The rooms are all generously sized and it’s really good that all the bedrooms are doubles. The utility room is super helpful and a perfect space for dogs or to keep your more unsightly kitchen appliances away.”





KEY FEATURES

Rich History

A wonderful example of local traditional architecture, the cottage is constructed of Norfolk red brick with a skirt of knapped flint around the base. The property's history certainly adds to its charm: "Shortly after moving in, we had someone knock at the door and ask if they could take an external photo, as their grandmother lived here when it was three cottages, around a hundred years ago," the owners said.

Favourite Spaces

The open plan dining room and garden room area are a highlight of the property, particularly on sunny days when natural light fills the space. "It's also a good family area for meals and art activities with the children, or having a cup of tea by yourself and enjoying the garden views and watching the birds," the owners commented. The living room is a cosy haven during the winter months, with the fire lit and Christmas films showing on the television.

The Outside

The property enjoys a good-sized, enclosed garden with flower beds and plants around the perimeter, a lawn, and terrace seating which is perfect for summer barbecues or relaxing with friends. "We aren't gardeners but it's relatively easy to maintain," the owners commented. A wide variety of wildlife are regular visitors to the garden, including hedgehogs, wild rabbits, and numerous birds. Just on the other side of a neighbouring property, the rebuilt garage/shed is ideal for a workshop or storage, with running water and with parking for several vehicles on the shingled drive.

On Leaving

"We will miss the beauty of the home, as it's stunning to look out from the front and back, especially on a summer's evening when you're enjoying a drink in the garden or a barbecue with friends. It's bright and airy and has a lovely flow to the house. We can still remember where our children took their first steps in the house and it will be an emotional moment when we leave, knowing this was their first home," the owners reflected.

























INFORMATION



On The Doorstep

"It's a lovely quiet area with lots of friendly people around who will say hi to you on your walks and help you out if you ever need anything," the owners said. Weasenham is a friendly and welcoming village, surrounded by rolling countryside and woodland. The village offers a village hall, a mobile post office once a week, and regular bus services to Fakenham and Swaffham. For local shopping there is a convenience shop (with a post office) around three and a half miles away in Great Massingham. There are excellent dog walking spots and a park for children nearby. Local schools include Great Massingham CofE Primary School (3.2 miles), Litcham School (3.3 miles), and Fakenham Academy (7.2 miles). Litcham Health Centre is just over 3 miles away, and Fakenham offers further medical and dental services. The surrounding area is a haven for outdoor enthusiasts, with walking, cycling, and adventure activities at ExTREEme Adventure in nearby Weasenham Woods.

How Far Is It To?

The property is ideally situated for access to local towns and amenities. Fakenham, with its supermarkets, shops, and weekly market, is about a 15 minute drive to the north. Swaffham is a similar distance to the south. King's Lynn, with its mainline rail station with hourly services to Cambridge and London, is around 20 miles away. The celebrated North Norfolk coast, with its beautiful beaches and nature reserves, is within a 30 to 40 minute drive.

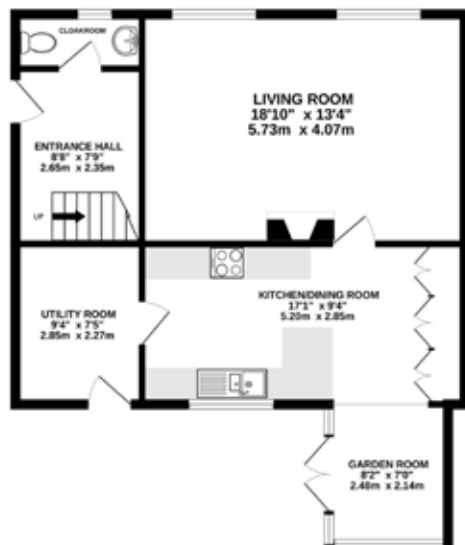
Directions

From Fakenham, take the A1065 south towards Swaffham. After reaching the Fox & Hounds pub after approximately 7 miles, turn right into Massingham Road, then left into Dodma Road. 2 Barn Cottages will be found almost immediately on the left clearly identified by a Fine & Country For Sale board.

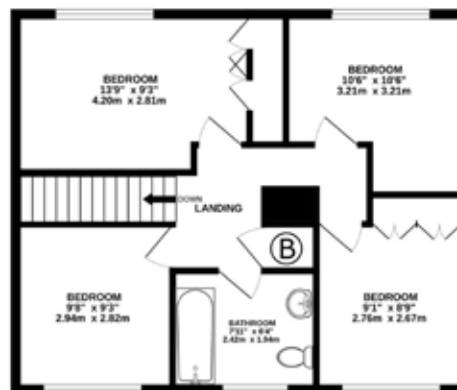
Services, District Council and Tenure

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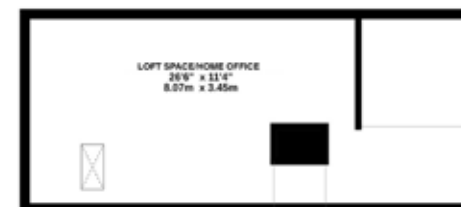
GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.

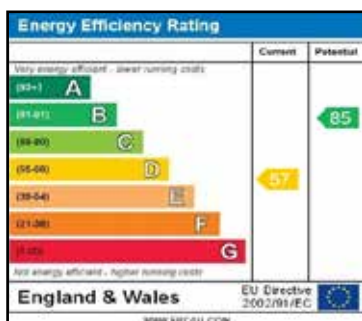


2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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