



THE STORY OF

The Old Arms

Little Cressingham, Norfolk

SOWERBYS

A stylized, green letter 'S' logo with a decorative, slightly textured appearance.

THE STORY OF

The Old Arms

Little Cressingham, Norfolk
IP25 6LZ

Delightfully Presented Family Home

Quintessentially British Rural Hamlet Location

Stunning Brick and Flinted Facade

Impressive Period Features Found Throughout

Luxuriously Appointed with Five En-Suite Bedrooms

Highly Specified Fixtures, Fittings and Finishes

Secluded Gardens of Approximately 0.4 Acres (STMS)

Driveway and Spacious Garage/Workshop

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“...superbly planted with a variety of fruit trees.”

Believed to date back to the 19th century, this superb period home is principally constructed of brick and flint under pan-tiled roofs, with a brick-built extension added in 2008.

The previous owners comprehensively renovated and extended the property, transforming it into the spacious and well-present family home it is today. The blend of original and character and style with a well-planned extension offers a highly versatile space and a layout that should appeal to most buyers.

The Old Arms features charming character elements such as bressummer beamed fireplaces, an original brick-lined cellar, and high ceilings with exposed timbers. These are complemented by

more recent additions like double-glazed windows with internal oak window boards, oak flooring, and plank doors with quality fixtures and fittings.

The entrance reception/dining room, which was formally used as a kitchen, could be repurposed as such if desired, thanks to the oil-fired four-oven and hot plate AGA cooker, set into the fireplace.

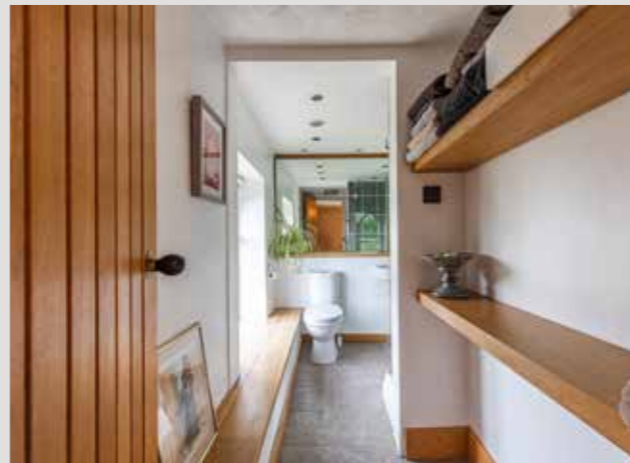
The sitting room boasts a beamed fireplace with a log-burning stove, a stone hearth, TV shelf, and a drinks store cupboard set into the alcove. The kitchen/breakfast room, unusual but appealing, features another log-burning stove fireplace and is fitted with a range of kitchen units.





The study, which has oak floorboards, provides access through double trapdoor hatch to the old cellar, ideal for wine storage, and leads through to the garden room/snug. This space could double as an occasional ground floor bedroom, with easy access to the large family bath/shower room, luxuriously fitted. Additionally, there is a utility/boot room.

On the first floor, all five double bedrooms benefit from private en-suites. The principal bedroom suite includes a freestanding bath, underfloor heating and a heated mirror, while the other bedrooms feature either corner or double shower cubicles. Three of the bedrooms also have built-in cupboards.



The property features gated access at the front, with a paved drive and parking area to the side of the house leading to the tandem carport garage, which includes and inspection pit for car enthusiasts.

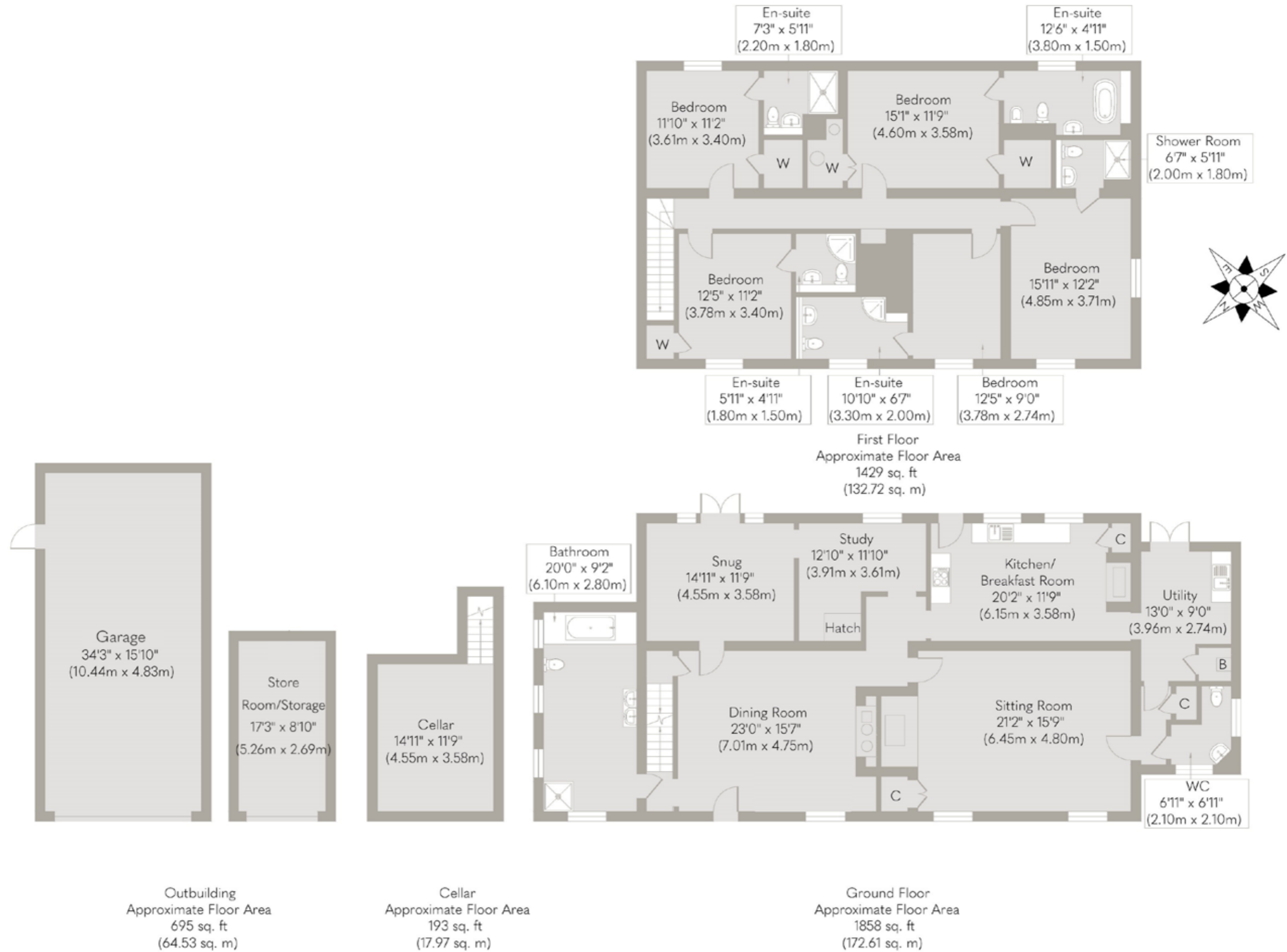
and the rear garden is mainly lawn, superbly planted with a variety of fruit trees. The shrub and flower borders are well-stocked with plants, and the side area includes a log store, raspberry beds, and a greenhouse.

The front garden has a paved terrace and mature shrub and flower beds with a winding path, adding to its charm. There is a large raised vegetable bed to the side of the house,

The grounds extend to about 0.4 acres (stms) and are fenced considering it dog-proof.







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.

ALL THE REASONS

Little Cressingham

IN NORFOLK
IS THE PLACE TO CALL HOME



Little Cressingham is a quaint and picturesque village nestled in the rural heart of Norfolk.

Known for its serene landscapes and charming historical elements, this village offers a glimpse into the quintessential English countryside life.

The village is home to a few notable landmarks, including the historic Little Cressingham Windmill and the medieval All Saints Church. The windmill, although no longer operational, stands as a testament to the village's agricultural heritage and provides a scenic backdrop for walks and picnics. The All Saints Church, with its distinctive round tower, dates back to the 12th century and showcases a blend of architectural styles from different periods, reflecting the village's long history.

Little Cressingham is also part of the larger parish of Great Cressingham, sharing a close-knit community atmosphere where residents and visitors alike can enjoy local events and gatherings. The village's proximity to the nearby market town of Watton offers additional amenities and services, including shops, cafes, and a weekly market that brings local produce and goods to the area.

For nature enthusiasts, Little Cressingham provides ample opportunities for outdoor activities such as walking, cycling, and bird watching. The surrounding countryside is dotted with trails and paths that lead through scenic vistas and peaceful woodlands. The village's location within the Breckland district means it is part of an area known for its unique biodiversity and heathland habitats, adding to its appeal for wildlife lovers.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2800-7297-0022-0323-3543

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: ///blotchy.couch.cornfield

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