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THE STORY OF

Broom Covert

Ickburgh, Norfolk

SOWERBYS



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Broom Covert

Buckenham Lane, Ashburton Road, Ickburgh,
Norfolk, IP26 5JG

Quiet Rural Location

Development Potential

Detached Bungalow

2.75 Acres (STMS)

Three Double Bedrooms

Double Garage

No Onward Chain

SOWERBYS WATTON OFFICE

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This extraordinary 2.75 acres (STMS) property on the peaceful outskirts of a charming Norfolk village offers an exceptional opportunity to create a bespoke countryside retreat. Properties like this rarely come to market, making it a unique find for those seeking to embrace a serene lifestyle surrounded by nature.

Currently, a detached three bedroom bungalow occupies the plot, nestled amongst a delightful selection of mature trees, providing an abundance of privacy. The L-shaped layout features the bedrooms at one end, with the kitchen, dining area, sitting room, and utility space at the opposite side. While the property would benefit from modernisation, it offers immense potential. With thoughtful updates and a touch of creativity, it could be elevated into a stunning home that blends both classic charm and modern luxury.

The expansive grounds offer even more possibilities. A double garage, single garage with inspection pit, and a range of additional outbuildings provide excellent scope for development, subject to the relevant consents - whether it's a home office, art studio, or guest accommodation, the space invites endless opportunities.



At the back of the site
you can look out over the
River Wissey valley...





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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Ickburgh

NORFOLK'S HISTORY MEETS
TRANQUIL RURAL CHARM



With its name meaning 'Ica's fortified place' Ickburgh is believed to have its roots in Saxon times. A small rural village, it's located just over 2 miles from Mundford. The village has a petrol station, B&B and is just a short distance from the well-known Icen Brewery.

In nearby Mundford you will find a great village pub, an excellent cafe, local school, shops, post office and playing field. Ickburgh is just a short drive from Thetford forest, which provides fantastic walks and High Lodge, which contains Go Ape and fantastic trails and play areas for children.

Located 9 miles away is the market town of Swaffham; a thriving and historic market town situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.



Note from the Vendor



“As a child it was like a dream world to visit, with the acres of woodland.”



SERVICES CONNECTED

Mains electricity. Private water supply and drainage to private septic tank. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 2534-4120-6409-0272-3222

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: ///childcare.massaging.relocated

AGENT'S NOTE

Sowerbys have been made aware of the presence of asbestos in the building's roof.
We believe the property is of non-standard construction.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

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Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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