



THE STORY OF

1 Bush House

Saham Hills, Norfolk

SOWERBYS



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Saham Hills, Norfolk
IP25 7JF

Beautiful Country Cottage

Cosy Downstairs Living Space

Spacious Kitchen/Dining Room

Period Features Throughout

Private Enclosed Garden

Popular Village Location

Garage and Off Road Parking

Located Up a Private Lane

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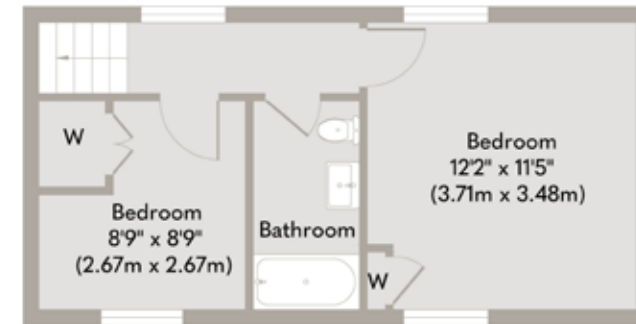
Nestled in a peaceful setting, this charming two-bedroom semi-detached cottage exudes character and warmth. The inviting bay-fronted living room is the perfect place to unwind, featuring a cosy log burner that adds a touch of rustic charm and comfort. The heart of the home is the delightful cottage-style kitchen-breakfast room, ideal for casual dining or enjoying your morning coffee.

Upstairs, the property offers two well-proportioned bedrooms, each offering tranquil views of the surrounding area. The modern fitted bathroom adds a touch of contemporary style, providing a relaxing space to refresh.

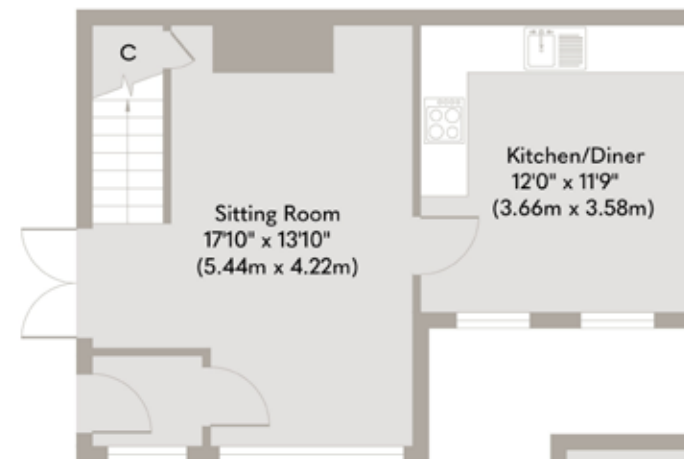
The private garden is a peaceful retreat, perfect for outdoor entertaining or simply enjoying the natural surroundings. A spacious garage offers ample storage or potential for a workshop, and off-road parking ensures convenience.

This lovely cottage offers a perfect blend of character and modern comforts, providing a wonderful home for those seeking a peaceful lifestyle.

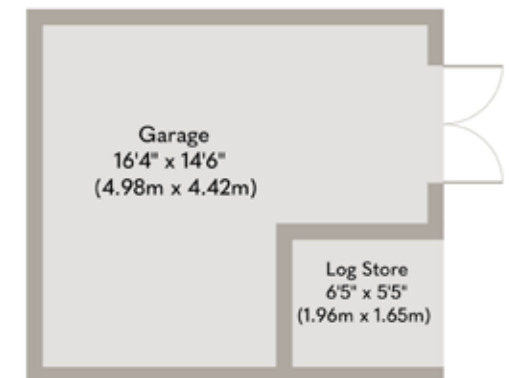




First Floor
Approximate Floor Area
308 sq. ft
(28.63 sq. m)



Ground Floor
Approximate Floor Area
385 sq. ft
(35.78 sq. m)



Garage
Approximate Floor Area
237 sq. ft
(22.00 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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Saham Hills

A TRUE GEM IN THE HEART OF THE COUNTRYSIDE

A tiny village located in the heart of Breckland, Saham Hills is surrounded by countryside with many enjoyable areas to explore.

A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful neighbouring village of Saham Toney. The village also has a Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year. The Wells-Cole community centre is a great focal point for many local events.

Less than two miles away is the popular market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.



Note from Sowerbys



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SERVICES CONNECTED

Mains water, electricity 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: ///belonging.latest.lilac

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

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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