



THE STORY OF

Chequer Cottage

Great Ellingham, Norfolk

SOWERBYS



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Chequer Cottage

1 Church Street, Great Ellingham, Norfolk
NR17 1LE

Beautifully Presented Grade II Listed
Cottage with Versatile Accommodation

Charming Features Including Exposed
Beams and Handmade Windows

Farmhouse-Style Kitchen

Cosy Fireplace with Wood Burner

Studio Adjacent to the Cottage,
Ideal for an Art Space

Front and Rear Windows, Skylights,
Power, and Light in the Studio

Potential to Convert the Studio into an Annexe
or Holiday Let (Subject to Planning Permission)

Cottage-Style Front Gardens, Driveway
Parking, and a Delightful Paved Courtyard

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com

Nestled in an idyllic setting, this beautifully presented cottage offers spacious and versatile accommodation and, being wonderfully positioned in the centre of the village, it's just a short distance from village amenities. Chequer Cottage, a Grade II Listed property, showcases traditional brick and timber framed construction and dates back to the early 1700s. With a recent extension and a pan-tiled roof, the cottage blends history with modern updates.

Step inside to an inviting entrance hall leading to a sitting room, study, bathroom, and a well-designed kitchen with a farmhouse feel. The dining room boasts ample natural light, and a utility room provides convenience.

“Living in this property and preserving it for future generations has been a privilege...”

The first floor features two spacious bedrooms, each with their own unique charm, as well as a stylish shower room and large built-in wardrobes.

Additionally, you'll find charming features such as exposed beams, handmade windows with monkey tail handles, and a farmhouse style kitchen, with useful pantry. The cosy fireplace with a wood burner adds to the ambiance.





The cottage sits in the heart of a busy village but there are times in the day when all you can hear is birdsong.

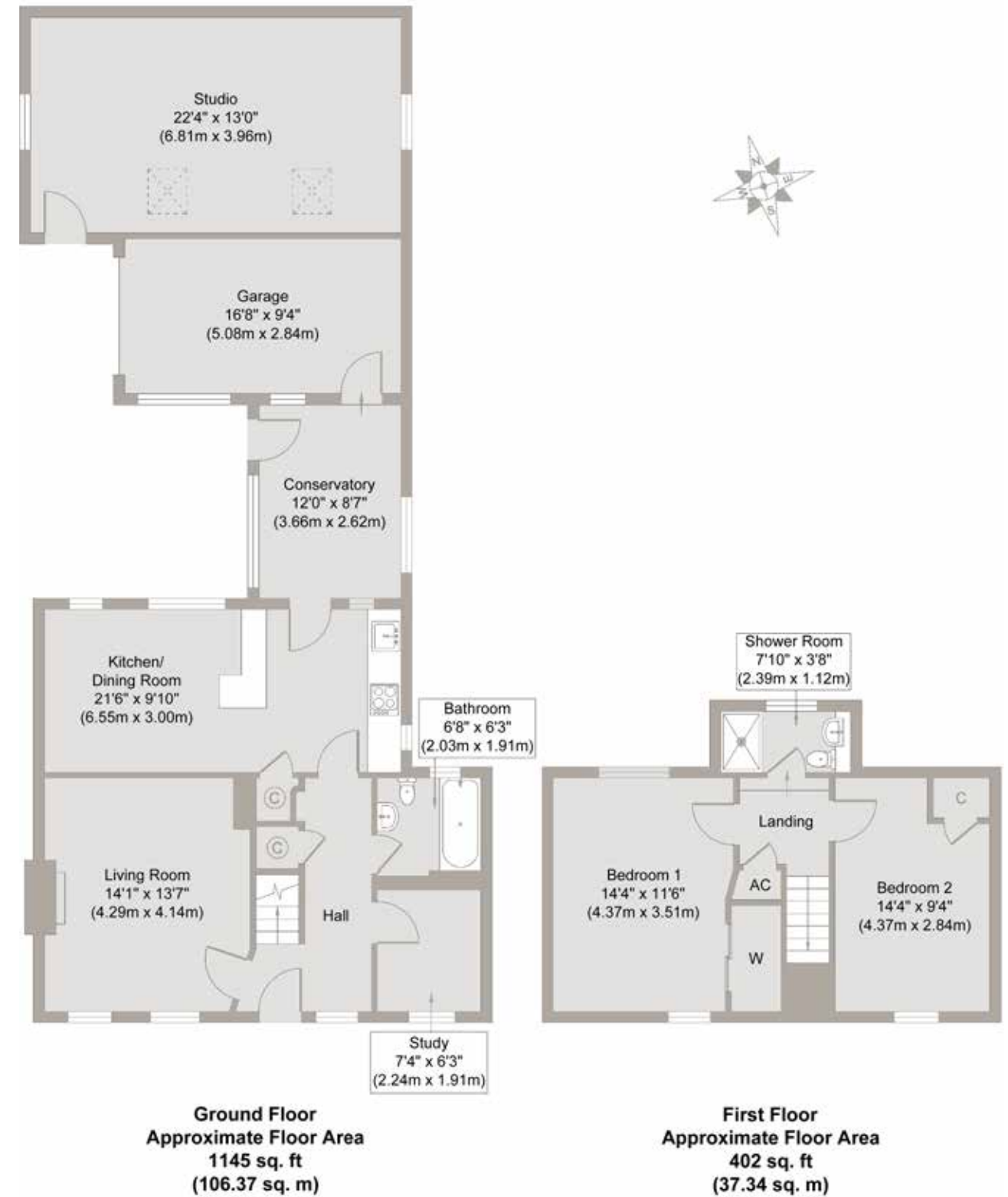
Adjacent to the cottage, there's a studio, with power and lighting, offering huge potential and versatility. Skylights and dual aspect windows flood in light and make it an inspiring place to work or create.

Outside, the cottage enjoys a prominent position with beautiful cottage style front gardens featuring mature trees, shrubs, and vibrant flowers. The rear offers driveway parking, a garage, and a delightful paved courtyard.

Chequer Cottage is a true gem, which blends historical character with modern comfort; a haven in which to enjoy a fulfilling lifestyle while embracing the charm of village living.

This is a great space to work and play.





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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Great Ellingham

A STRONG COMMUNITY IN THE
HEART OF BRECKLAND

Great Ellingham is a charming Breckland village nestled in the beautiful Norfolk countryside, offering an idyllic setting for residents and visitors alike. It boasts a well-stocked shop, Post Office, and The Crown - a traditional village pub serving excellent food. Nearby Hingham and Attleborough, both within three miles, provide additional schools, supermarkets, and services. The village also benefits from easy access to the A11, connecting to Norwich, the A47, London, and the Midlands. Attleborough offers regular rail services to both Norwich and London.

A strong sense of community thrives in Great Ellingham, with various clubs and groups offering recreation and connection. Sports fans can enjoy the cricket club, football club, pétanque, and flower club. Its designation as a dark skies area makes it an ideal location for the Breckland Astronomical Observatory, which hosts regular open evenings. Each summer, the much-loved Teddy Bear Festival fills the village with imaginative straw bears crafted by locals, showcasing creativity and spirit.

The village is surrounded by rolling countryside, with scenic footpaths and bridleways ideal for walking and cycling. Wildlife is abundant, making it a peaceful spot for nature lovers.

Great Ellingham's history dates back to the Anglo-Saxon era and it appears in the Domesday Book of 1086. Agriculture has long played a vital role in the village's identity, and the 14th-century Church of St. James, with its striking architecture, remains a key landmark.

With its blend of community, countryside, and heritage, Great Ellingham is a wonderful place to live and explore.



Note from the Vendor



“It has been great fun restoring the quintessential cottage garden, adding new plants alongside the old apple trees and roses I inherited...”



SERVICES CONNECTED

Mains electricity, water and drainage. Central heating via modern electric combi-boiler.
Full fibre broadband connected.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///clapper.purchaser.crazy

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

