



THE STORY OF

The Old Post Office

Tittleshall, Norfolk

SOWERBYS

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The Old Post Office

High Street, Tittleshall,
Norfolk, PE32 2PJ

Character Property

Modernised Kitchen

Open Plan Sitting/ Dining Room
with Wood-Burning Stove

Second Formal Sitting Room

Principal Bedroom Suite, Including Built-In Wardrobes

Two Further Bedrooms and a Family Bathroom

Low Maintenance Garden and Outbuildings to the Rear

Garage Enbloc

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“Our favourite spot in the house has been the sitting room.”

This deceptively spacious property can be found just along the high street in the mid Norfolk village of Tittleshall. Formerly the village Post Office, easily identified by the post box that sits in the front wall.

The property has been modernised over time to provide sociable entertaining spaces, ideal for families who are seeking a separate playroom for the children or to throw open the beautiful oak doors to provide maximum space for parties and festivities, made cosy by the wood-burning stove. The kitchen is immaculately presented in line with the rest of the property.

If you are looking for storage, then the cellar is ideal, with the potential for a further reception, cinema, or study space, subject to being tanked.

The first floor accommodation is equally spacious with its delightful principal suite at the end of the landing, comprising an en-suite and a wealth of built-in wardrobe, as well as a generous amount of floor space that could be used as a sanctuary for reading, contemplation, or a nursery. The further bedrooms are well-served by the family bathroom.





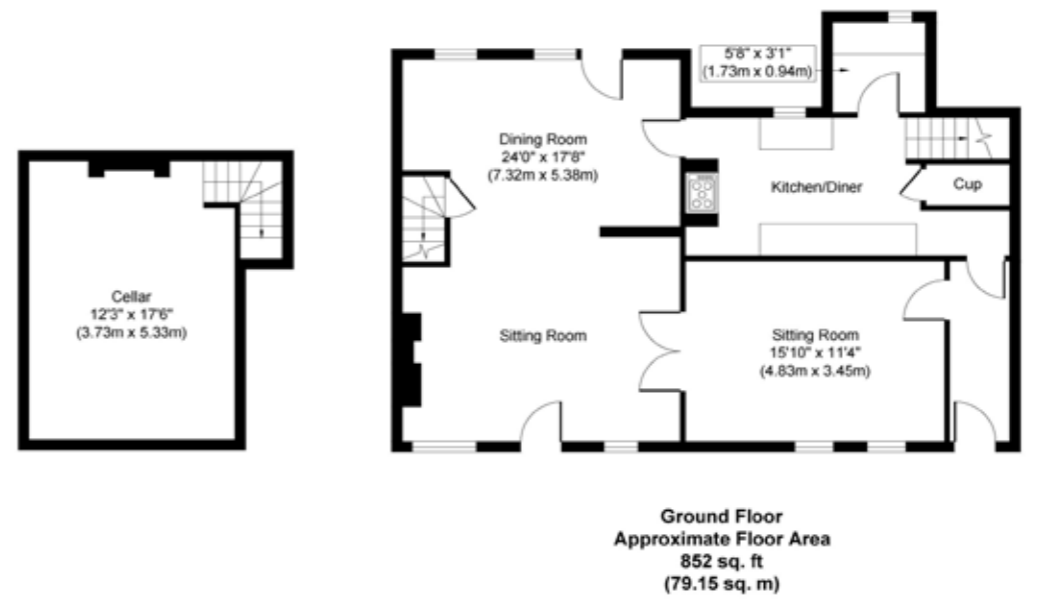
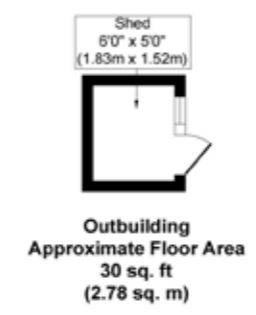
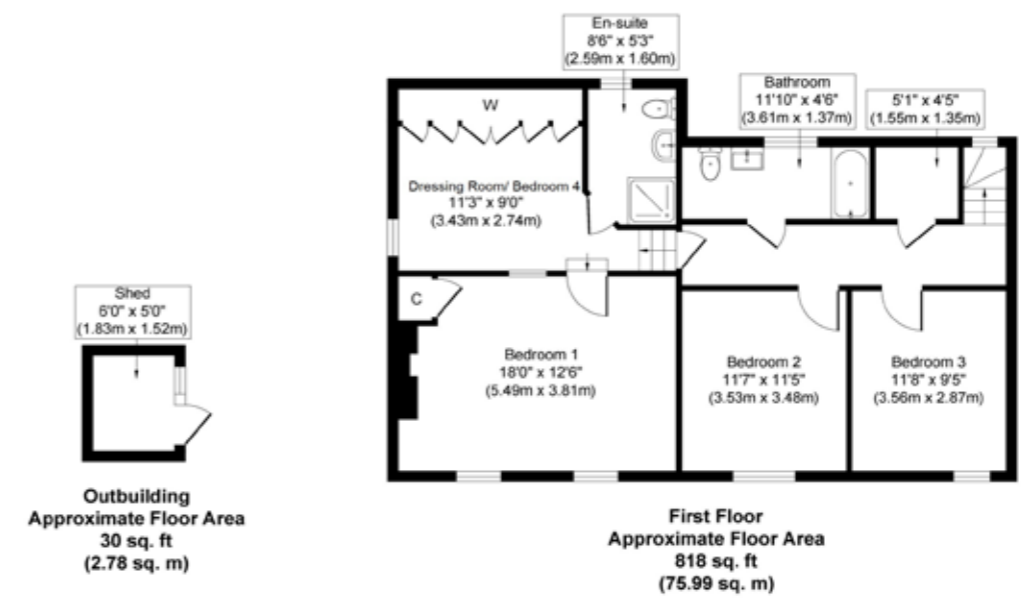
The outside space is compact and easily maintained, with a charming outbuilding to the rear of the garden. While there is parking on the high street, there is also a garage enbloc just across the road.

Our vendors have never looked back since their move, finding a sense of community in the village and access to the nearby north Norfolk coast where dog walking is an absolute must. They are poised for a new beginning, and it's up to the new custodian of The Old Post Office to put their stamp on this delightful, character property.





“The garden is an oasis; we can hear birds and the distant sounds of the cows, giving us a sense of peace at home.”



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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ALL THE REASONS



Tittleshall

IN NORFOLK
IS THE PLACE TO CALL HOME



An attractive village filled with brick and flint cottages and period homes, Tittleshall is about 9 miles to the north west of Dereham, and 6 miles south of Fakenham, with the cathedral city of Norwich about 30 miles away. Tittleshall has a village hall, bowls club, cinema club and the church of St Mary's has a splendid marble monument dedicated to Sir Edward Coke of Holkham.

Two miles away, Litcham provides a range of amenities. The village has a popular pub, The Bull, which is a traditional 17th century coaching inn, and Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve, situated to the south of the village on the Nar Valley Way, providing delightful walks surrounded by beautiful countryside scenery.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town with a twice weekly market, on Tuesdays and Fridays. There's a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse nearby, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.



Note from the Vendor



“We enjoy the slower pace of life here; the villagers are friendly and welcoming.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 2802-3030-4201-9437-3204

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: ///nourished.pepper.outwards

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SOWERBYS



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