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THE STORY OF

# 4 South View Cottage

*West Rudham, Norfolk*



SOWERBYS



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# 4 South View Cottage

Lynn Road, West Rudham, Norfolk  
PE31 8RN

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Delightful Period End-Terrace Cottage  
Immaculately Renovated Throughout

Handmade Kitchen

Cosy Sitting Room

Two Bedrooms

Modernised Bathroom

Useful Outbuildings

Pretty Garden

Off-Road Parking

Viewing Highly Recommended

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**SOWERBYS FAKENHAM OFFICE**

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With a delightful blend of traditional character and modern interiors, 4 South View Cottage offers an idyllic quintessential village life. With a front elevation of brick and a rear adorned with brick and flint, this home boasts period charm whilst offering contemporary comforts.

Our vendors have enjoyed renovating their pretty cottage home. One of our clients is a carpenter by trade, hence the kitchen being handmade and a plethora of ideal storage which has been created both upstairs and down.

Upon entering, the sitting room welcomes you with a cosy ambiance and is centred around a wood burner, perfect for relaxing during the cooler months - a particular favourite spot for our vendors. The room's large proportions and thoughtful layout offers a perfect space to unwind. Flowing through to the modern kitchen, you'll find a well-appointed cooking space with plenty of light, ideal for preparing meals and enjoying time with family.

At the rear the conservatory, where watching the bird-life is another particular favourite pastime, retains an element of rustic charm with its exposed brick and flint walls, leading directly into the garden and creating a harmonious flow between indoor and outdoor living. The garden itself is a peaceful haven, with vibrant plants which provide a serene backdrop for relaxation.





Upstairs, the home continues to impress. The principal bedroom is spacious and enjoys dual built-in wardrobes, perfect for storage. A second bedroom offers flexibility as a guest room, nursery, or home office, while the modern bathroom features sleek white tiles, a generous hand basin, and an over-the-bath shower making for a lovely spot to unwind.

Beyond the main house, a well-designed outbuilding includes a workshop and an additional space – currently utilised as the perfect spot to enjoy the outdoors undercover.

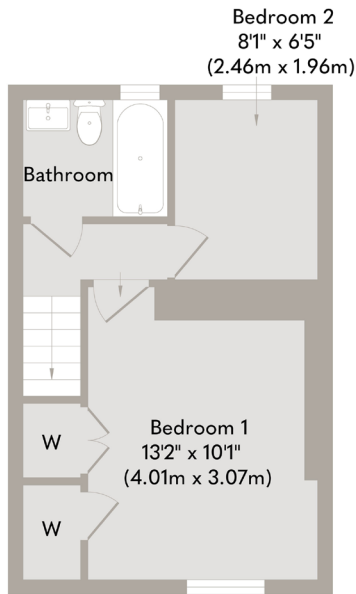
With off-road parking, a five minute walk to The Crown in neighbouring East Rudham - or a drive to The Dabbling Duck in Great Massingham - and all of the thoughtful updates throughout, 4 South View Cottage captures the essence of cottage living whilst providing all the comforts of a modern home.



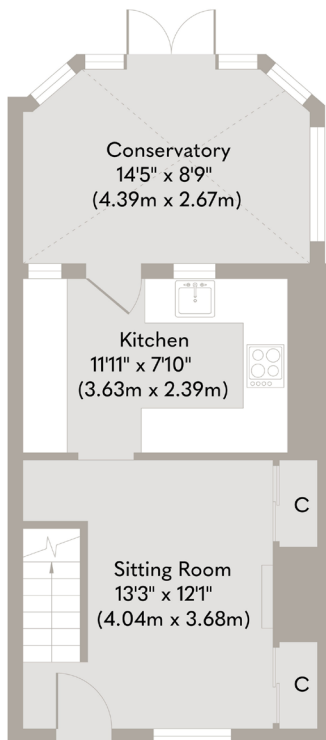




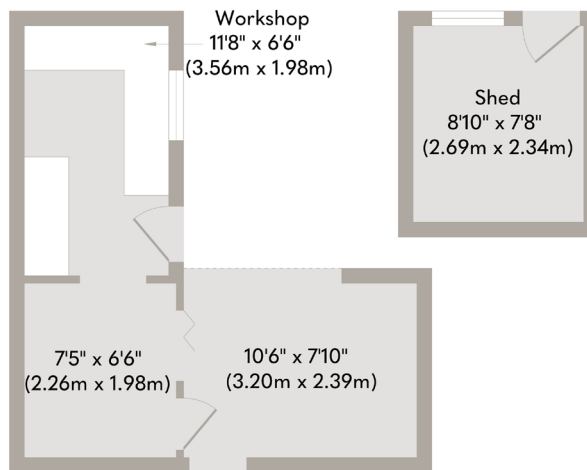




First Floor  
Approximate Floor Area  
286 sq. ft  
(26.56 sq. m)



Ground Floor  
Approximate Floor Area  
373 sq. ft  
(34.67 sq. m)



Outbuilding  
Approximate Floor Area  
281 sq. ft  
(26.14 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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# West Rudham

TWO LINES ABOUT  
THE LOCATION

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West Rudham is a small village on the A148 between the market town of Fakenham and King's Lynn. The village has a junior school and The Dukes Head pub serving traditional ales. West Rudham is well located for the North Norfolk Coast with its miles of unspoilt coastline.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



## Note from the Vendor



“We’ve loved the character of the cottage, our beautiful garden, and the three useful outbuildings.”



### SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

F. Ref:- 2930-9458-6171-4611-1761

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: ///press.amps.fled

### AGENT'S NOTE

There is a right of pedestrian access over the rear of the property for No. 3.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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