



THE STORY OF

1 Folly Cottages

Tittleshall, Norfolk

SOWERBYS



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1 Folly Cottages

Tittleshall, King's Lynn, Norfolk
PE32 2PJ

A Delightful Period Cottage Nestled in The
Sought-After Village of Tittleshall

Beautifully Modernised Kitchen/Breakfast Room

Utility/Store Providing Practical Storage
Solutions

Open-Plan Sitting and Dining Room with Feature
Wood Burner

Three Bedrooms on the First Floor

A Wealth of Character Throughout, Blended
Seamlessly with Modern Comforts

Pretty, Landscaped Gardens to Both the Front and
Rear – a True Gardener's Delight

Enclosed and Gated Rear Courtyard

Brick-Built Outbuilding

Detached Garage with Off-Road Parking
to the Front of the Property

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Tucked away in the heart of the peaceful village of Tittleshall, this elegant period cottage is brimming with charm and character, offering a delightful blend of traditional features and modern comfort. Positioned between the popular market towns of Fakenham and Swaffham, the cottage enjoys a tranquil, village setting while remaining conveniently placed for local amenities and countryside walks.

Stepping inside, the welcoming entrance leads into a beautifully flowing layout. The open-plan sitting and dining room is the heart of the home – a warm and inviting space centred around a striking fireplace with a log-burning stove, perfect for cosy evenings. The modernised kitchen/breakfast room has been thoughtfully updated to create a stylish yet practical space, ideal for informal dining, with a useful adjoining utility/store offering further functionality.

Upstairs, three charming bedrooms are served by a well-appointed family bathroom, all arranged to maximise space and natural light.

The outside space has been lovingly landscaped, with an array of mature trees and colourful planting that frame both the front and rear gardens. The rear courtyard is particularly special – a private, enclosed area ideal for peaceful mornings or evening gatherings, complemented by a brick-built outbuilding offering excellent storage or creative potential.

Completing this wonderful home is a garage and off-road parking space to the front, a rare and welcome addition in such a secluded setting.

This is a home with soul – full of warmth, character and quiet beauty, ready to welcome its next chapter.







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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Tittleshall

VILLAGE LIVING WITH PERIOD
HOMES AND COSY COTTAGES

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 Sowerbys



Litcham, Norfolk

"A delightful
blend of
traditional
features and
modern comfort."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8234-4424-0300-0631-7226

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: ///importing.passports.viewer

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SOWERBYS

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Journey

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more than a home
for the homeless

 **mind**
Norfolk and
Waveney

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Charity**
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 **East Anglian
Air Ambulance**

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