



**Short Beck, Feltwell, Thetford, IP26 4AD**



**welcome to**

## **Short Beck, Feltwell, Thetford**

A charming Grade II listed thatched cottage in the desirable village of Feltwell! Bursting with character and charm throughout, two receptions, both with feature fireplaces, a kitchen/diner, two double bedrooms & stunning cottage style garden. Rare to market - view now!

### **Summary**

Nestled in the heart of the picturesque Norfolk village of Feltwell, this Grade II listed thatched cottage is a rare gem, bursting with kerb appeal and timeless charm. Positioned within walking distance of the village's local amenities, including a shop, pub and school, and with easy access to nearby Brandon and Downham Market, this home offers the perfect blend of rural character and convenience.

Inside, the cottage is packed with original features that embody cosy country living. There are two charming reception rooms, both boasting exposed beams and feature fireplaces, creating warm and inviting spaces. The well-equipped kitchen has ample space for dining and leads to a versatile utility room, ideal for storage or appliances. A ground floor family bathroom completes the downstairs accommodation.

Upstairs, you'll find two double bedrooms, each filled with natural light and offering lovely views of the village.

Outside, the charm continues with a well-maintained, colourful cottage garden-a peaceful haven perfect for relaxing, entertaining, or indulging green fingers.

Rare to the market, this delightful home must be viewed to be fully appreciated. Book your viewing today!

### **The Accommodation**

Entrance door to:

#### **Living Room**

13' 11" x 18' 1" max. ( 4.24m x 5.51m max. )

With dual aspect windows to both the front and rear, door leading out to the rear garden, stairs to the first floor landing, open fire and two radiators.

#### **Dining Room**

14' x 12' 11" max. ( 4.27m x 3.94m max. )

With dual aspect windows to both the front and rear, exposed brick and beams, open fire and two radiators.

#### **Kitchen / Diner**

10' x 12' 1" ( 3.05m x 3.68m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and point for oven, space and plumbing for washing machine, dual aspect windows to both the rear and side, radiator and door to:

#### **Utility / Storage Room**

Not currently used, with door to the rear garden.

#### **Inner Hallway**

With radiator and doors to both the Kitchen and:

#### **Bathroom**

Being on the ground floor, with W.C, wash hand basin with taps over, bath, window to side and radiator.

#### **First Floor Landing**

With window overlooking the rear garden.





### Master Bedroom

15' 11" max. x 10' 10" max. ( 4.85m max. x 3.30m max. )  
With two windows and radiator.

### Bedroom Two

15' x 13' 9" max. ( 4.57m x 4.19m max. )  
With dual aspect windows to both the front and rear and radiator.

### Outside

### Garage (Former Blacksmiths Barn)

15' 3" x 21' 7" ( 4.65m x 6.58m )  
With power and light connected and oil fired combination boiler.

### Garden

To the rear of the property, there is a paved courtyard garden with a further lawned area with a range of mature trees, shrubs and plants throughout.

Across the road, the vendor owns the piece of wild garden which is ideal for nature preservation and general gardening.



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## **Short Beck, Feltwell, Thetford**

- Grade II Listed Thatched Cottage
- Central Village Location with Amenities on the Doorstep
- Two Reception Rooms with Exposed Beams and Fireplaces
- Well Equipped Kitchen, with Space for Dining
- Ground Floor Family Bathroom
- Two Light Filled Double Bedrooms
- Beautiful Cottage Style Rear Garden
- Packed With Period Features and Charm

Tenure: Freehold EPC Rating: Exempt

**£275,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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