



THE STORY OF

Teapot Cottage

Shouldham, Norfolk

SOWERBYS

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Teapot Cottage

99 Westgate Street, Shouldham,
PE33 0BL

Detached Brick and Flint Cottage

Perfectly Located Right on The Edge of Shouldham Warren

Open-Plan Country-Style Kitchen/
Dining Room with Oak Worktops

Spacious Sitting Room with Inglenook Style Fireplace

Family Bathroom, Shower Room, and Ground Floor WC

Charming and Full of Character

Desirable Village Location

Superb Walks on the Doorstep

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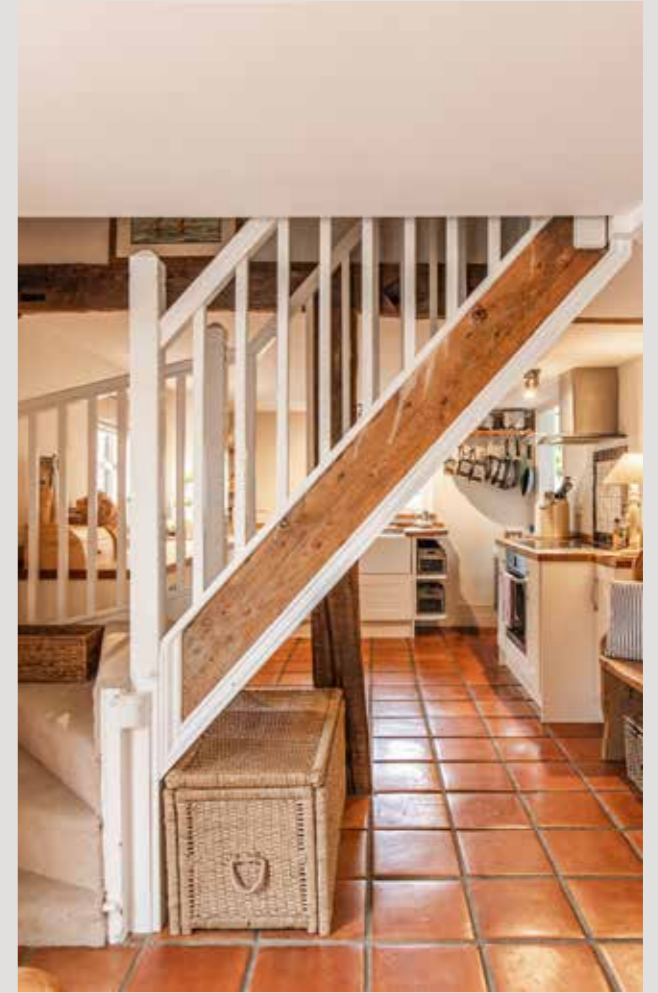
“The front room is lovely with the wood-burner going.”

This charming and characterful cottage has been a well-cared for family home for the past 10 years. Harmoniously blending character and practicability – Teapot Cottage has been adored by our sellers.

Believed to be at least 200 years old, this superbly appointed home offers a modern way of living. The kitchen/dining room is a superb space where everyone gets drawn to. The country-style kitchen

is fitted with oak worktops and red pantiles, whilst french doors open to the rear garden, seamlessly connecting to the outside space.

The sitting room to the front of the property is the perfect spot to retreat to. The inglenook style fireplace adds a cosy ambience, whilst the large windows allow natural light to fill the room – making the space feel bright and airy.





Moving to the upper level, the landing gives access to the three bedrooms and the family bathroom. All of the bedrooms are good size doubles. The principal bedroom benefits from bespoke built-in wardrobes and large windows bathe the room in natural light.



The low maintenance front garden has been well-looked after, with a spacious lawn to enjoy, whilst the adjacent driveway leads to the garage, providing ample off road parking. The garage offers potential for conversion for those that need extra living space, subject to the necessary consents.



“It’s homely, cosy and unique.”

There is a patio area to the rear of the property, offering privacy and the ideal spot for dining alfresco or enjoying your morning coffee in the summer months.



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

Shouldham

IN NORFOLK
IS THE PLACE TO CALL HOME



A thriving picturesque village, with a village green, playing field, and popular forestry commission warren

providing excellent walking and riding areas. Situated approximately 2 miles off the A134 trunk road, Shouldham enjoys its own Ofsted 'Outstanding' rated Primary School, bowls and social club, 16th century pub and restaurant, post office, function hall and church. Further amenities, together with main line railway stations, can be found in Kings Lynn (9 miles) and Downham Market (6 miles). Closer rail links with London connections can be found in the neighbouring village of Watlington (4 miles).

Hourly buses run to King's Lynn, perched on the banks of the River Ouse, which has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a

listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from Sowerbys



Shouldham

"Shouldham Warren is a fantastic place to visit and Teapot Cottage is located right on the edge of it."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 6837-6320-1309-0261-1296

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: ///splendid.cheesy.galloping

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SOWERBYS



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