



THE STORY OF

9 Rectory Row

Great Massingham, Norfolk

SOWERBYS

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9 Rectory Row

Great Massingham, Norfolk
PE32 2EZ

Quiet Village Location

Sitting Room with Log Burner

Kitchen/Breakfast Room

Ground Floor Bathroom

Great Opportunity to Make the Cottage Your Own

Superb Views of the Village Pond

Enclosed Rear Garden

Superb Walks on the Doorstep

Close Links to Sandringham Estate and the Norfolk Coast

Sold with No Upward Chain

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“The log burner creates a sense of comfort and cosiness, and there are a range of period features waiting to be celebrated.”

Nestled on the edge of a row of attractive period cottages, 9 Rectory Row is offered to the market with excellent potential for renovation and improvement. Arranged over two floors and neighbouring two ponds, to the front and rear, the characterful accommodation contains a range of period features waiting to be celebrated and returned to their former glory.

Through the front door a welcoming sitting room with a log burner creates a sense of comfort and cosiness. A front facing window overlooks the pond, and

floods the room with tones of natural light.

The kitchen/diner is perfectly proportioned for a cottage of this size, spacious enough to have a breakfast table and generous cupboard storage. Completing the ground floor space is the family bathroom and the conservatory to the side.

Upstairs, off the landing you will find the two bedrooms and another WC. To the front the main bedroom provides delightful views over the village pond.



The outside space is of low maintenance – ideal for a second home. The rear garden is ideal for a budding gardener to unleash their creative skills and really make it ones own.

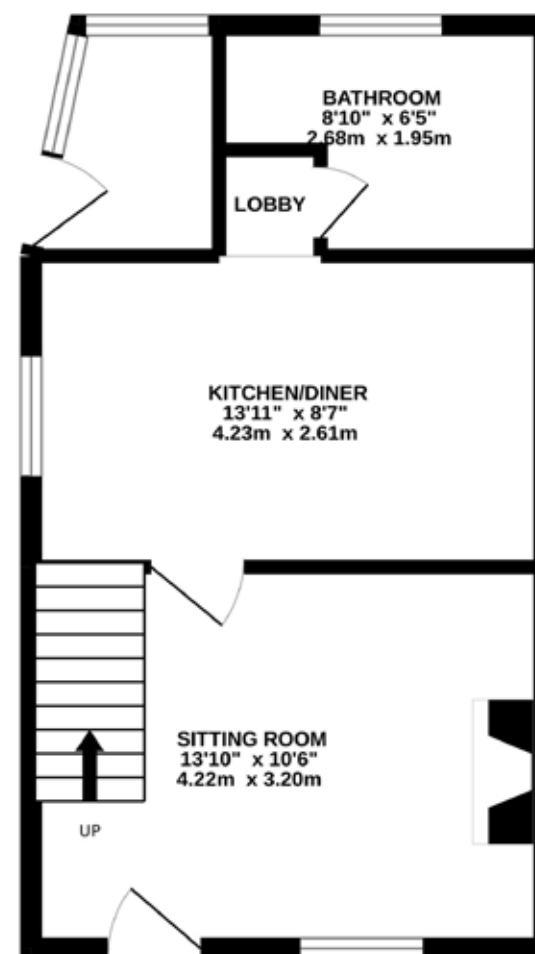
An award-winning village and a cottage that has huge potential. Those who desire a cottage that is close to a great pub and nice walks on your doorstep – need to look no further.



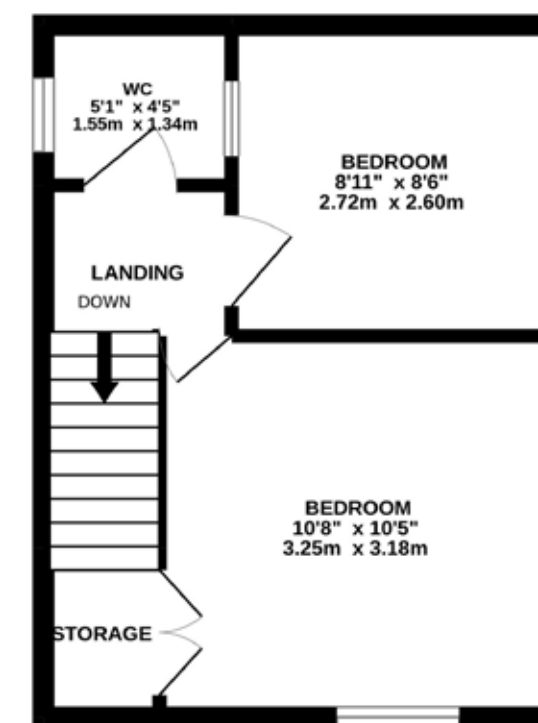


“An award winning village - with a great pub and lovely walks on the doorstep.”

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



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

Great Massingham

IN NORFOLK
IS THE PLACE TO CALL HOME



One of Norfolk's most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King's Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.

Multiple large ponds can be found throughout the village, which has won many awards such as 'CPRE Community Open Spaces award and several 'EDP Pride in Norfolk' awards. Opposite the impressive village green is St Mary's church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used

as a school room and is thought to have been where Sir Robert Walpole, England's first prime minister in 1720, was educated as a young boy.

In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There's also a film and quiz night held here each month.

If you're looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly want to explore.



“There are delightful views of the village pond.”



SERVICES CONNECTED

Mains electricity and water. Heating via back boiler. Drainage via septic tank.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 2628-2970-6209-4383-2990

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.

AGENT'S NOTE

We have been unable to ascertain confirmation of the type of drainage this property is on, it will be up to the buyers to make their own investigations, this therefore might impact mortgage.

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



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