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THE STORY OF
Church Farm Cottage
Tilney All Saints, Norfolk

SOWERBYS



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Church Farm Cottage

Church Road, Tilney All Saints
Norfolk, PE34 4SW

Detached Family Home

Open-Plan Sitting Room/Dining Room

Updated Kitchen with Utility Room

Ground-Floor Bedroom and Shower

Three First-Floor Bedrooms

Beautiful Private Garden Backing
onto Open Fields

Double Garage and Off-Road Parking

Secluded Location with Lovely Walks

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Tucked away from the hustle and bustle of the main road, Church Farm Cottage is a picturesque cottage offering the perfect escape from the everyday. For over four decades, it has been a cherished family abode, providing a safe haven for children to play and a delightful setting for adults to unwind during long summer nights with friends.

The heart of the home is undoubtedly the open-plan sitting/dining room – a bright and spacious room exuding a warm and welcoming atmosphere. During the winter, this room becomes especially inviting, as there's nothing quite like sitting by the fire with a generous glass of wine to ward off the chill.

The recently updated kitchen seamlessly complements the cottage, boasting ample work surfaces and storage that would delight any aspiring chef.

For those who may find stairs challenging, one of the bedrooms is located on the ground floor, complete with its own shower room, alleviating any stress. The ground floor also features a sunroom and a utility room, offering everything you could need on one level.





The joy of sitting in front of the fire with a glass of wine...





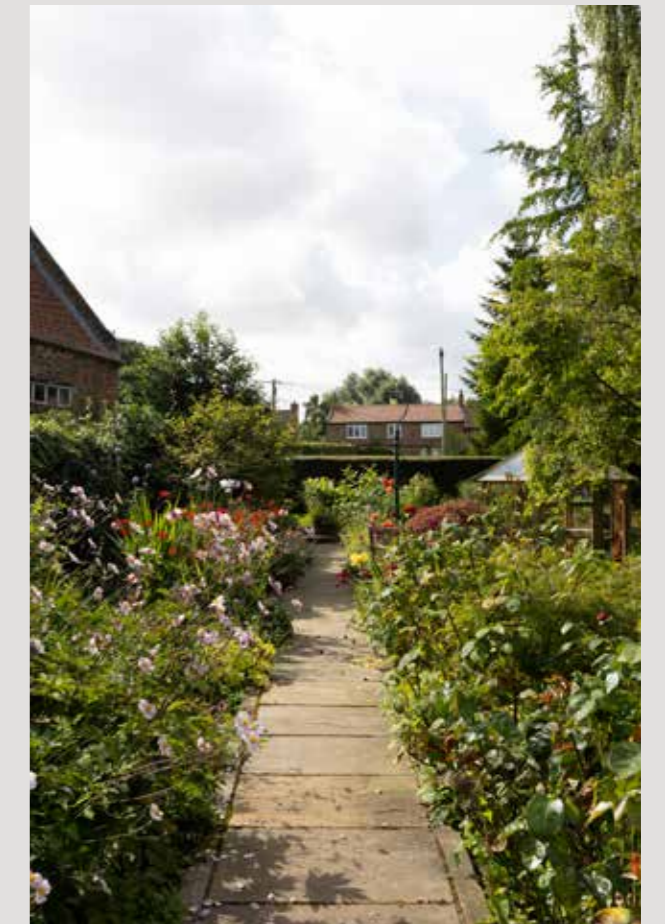
Upstairs, the landing leads off into three additional bedrooms and a family bathroom. One of the bedrooms has been re-purposed as a study, offering a stunning view of the garden that makes it easy to see why it has been transformed into a multifunctional space.

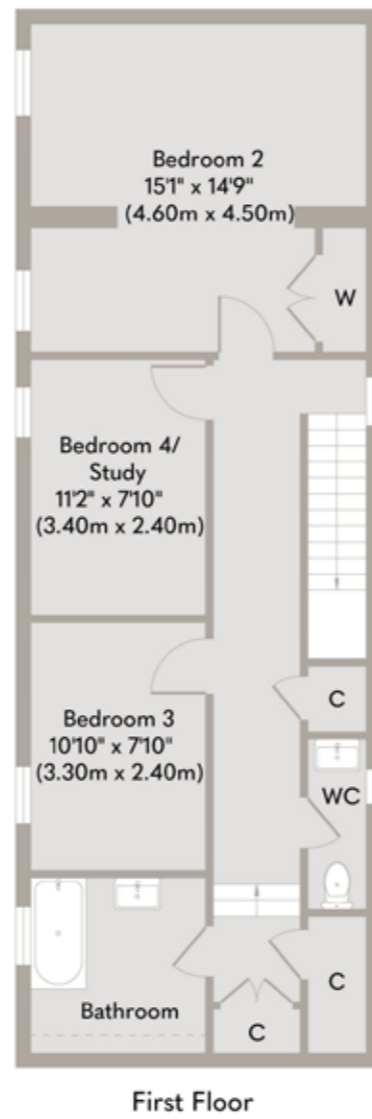
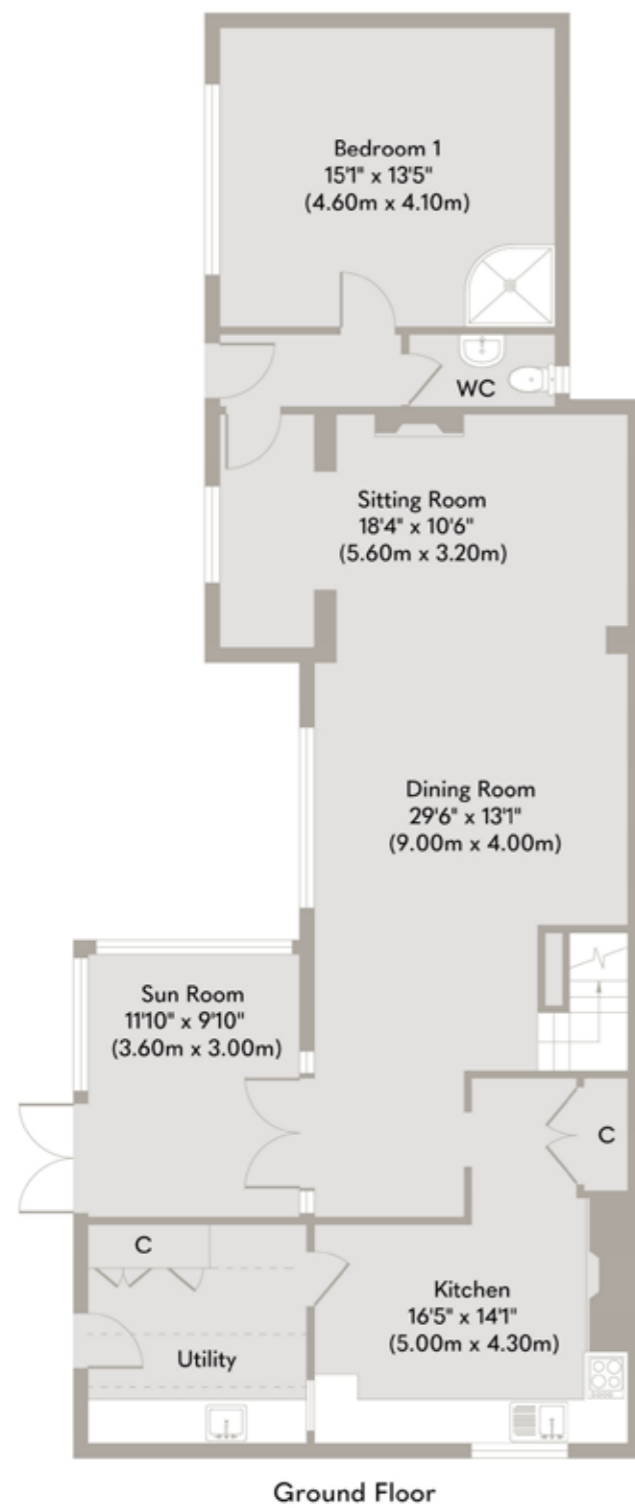
The outdoor area is truly enchanting and distinguishes this property. A long driveway leads to a double garage and ample parking spaces. The meticulously landscaped garden features a variety of flower beds, shrubs, and mature trees. To fully maximize the outdoor space, a summer house, two greenhouses, and several seating areas have been thoughtfully added.

This charming and inviting cottage, which backs onto fields, has served as a beloved family home for many years and is now seeking new owners to continue its legacy.

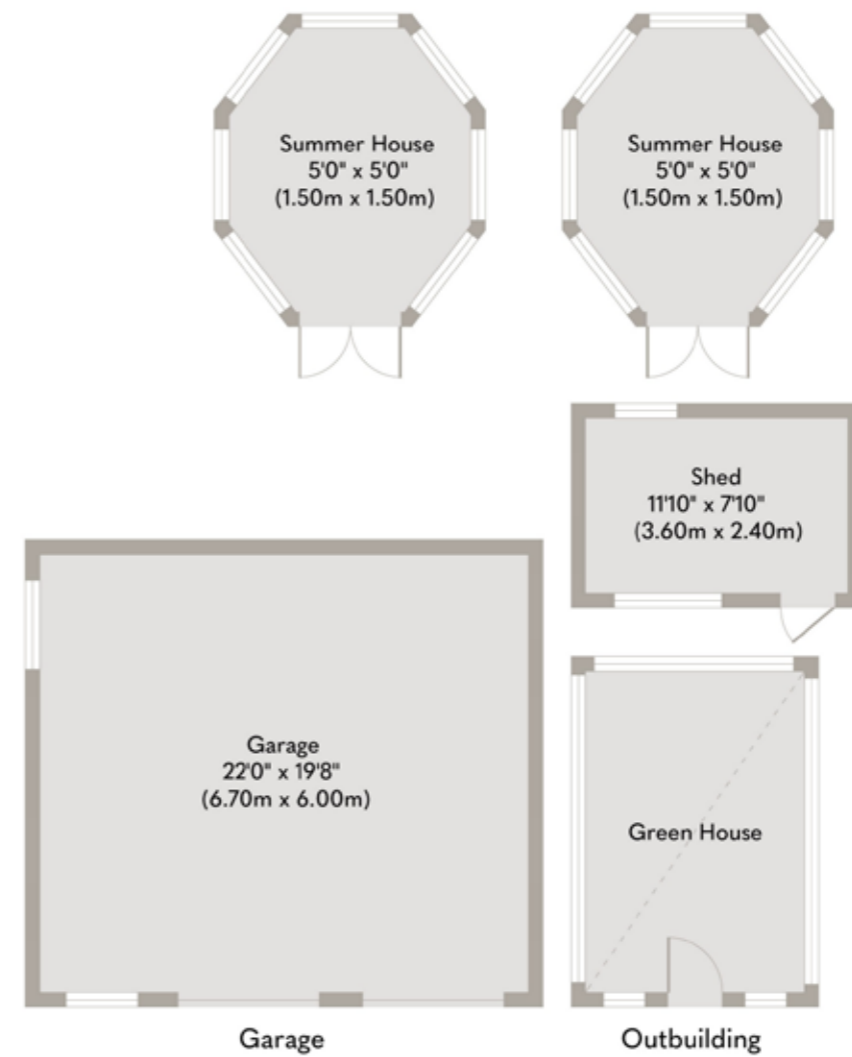


A lovely place for
children to run around
and enjoy long summer
evenings with friends.





Ground Floor Approximate Floor Area 1183 sq.ft (109.94 sq.m)
 First Floor Approximate Floor Area 698 sq.ft (64.86 sq.m)
 Garage Approximate Floor Area 433 sq.ft (40.20 sq.m)
 Outbuilding Approximate Floor Area 466 sq.ft (43.29 sq.m)
 Approx. Gross Internal Floor Area 2780 sq.ft (258.29 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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Tilney All Saints

A VIBRANT COMMUNITY
TO CALL HOME



Situated near the historic town of King's Lynn, Tilney All Saints offers a peaceful and idyllic rural setting with easy access to urban amenities.

Living in Tilney All Saints provides residents with a close-knit community feel and a range of outdoor activities. The village is surrounded by picturesque countryside, making it ideal for nature walks, cycling, and other outdoor pursuits. The village itself has a local pub, a church, and a primary school, providing essential amenities within the community.



For more extensive amenities and entertainment options, residents can easily access the nearby town of King's Lynn. This historic market town is just a short drive away and offers a wide range of shops, restaurants, and cultural attractions. From exploring the historic waterfront area to attending events at the Corn Exchange, King's Lynn provides ample opportunities for recreation and leisure.



Additionally, King's Lynn boasts excellent transport links, including a direct train service to London, making it convenient for commuters and those looking to explore other parts of the country.

Overall, living in Tilney All Saints offers a perfect blend of rural charm and convenient access to urban amenities, making it an ideal location for those seeking a peaceful village lifestyle within reach of a vibrant town like King's Lynn.



Note from the Vendor



Church Farm Cottage and the church.

“We love our historic church and listening to the bells ring.”



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0390-2214-9410-2224-6285

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: ///shatters.until.eternally

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SOWERBYS

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more than a home
for the homeless

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