



THE STORY OF

# Rose Cottage

*South Wootton, Norfolk*

SOWERBYS



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# Rose Cottage

South Wootton, Norfolk  
PE30 3LG

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Spacious Living Areas

Modern Kitchen

Ground Floor Principal Suite

Generous Bedrooms

Ample Parking and Storage

Expansive Private Gardens

Prime Location

Excellent Transport Links

Energy Efficiency

Freehold Tenure

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My favourite spot in the house is the large sitting room with the picture window which is bathed in warm sun and light all year round.

Nestled in the picturesque village of South Wootton, Rose Cottage is an exquisite detached residence offering a harmonious blend of classic charm and modern convenience.

Built in the late 1970s, this substantial home spans approximately 2,000 square feet and is set on a generous plot with beautifully maintained private gardens.

Upon entering, you are greeted by a welcoming entrance hall that leads to various living spaces. The ground floor boasts three spacious reception rooms: a cosy sitting room, an elegant dining room, and a delightful garden room that offers panoramic views of the beautifully landscaped and secluded gardens. The well-appointed kitchen/breakfast room features a walk-in pantry, perfect for culinary enthusiasts, and is complemented by a sizeable utility room for added convenience.

The principal bedroom, also located on the ground floor, comes complete with an en-suite bathroom, providing a private retreat and excellent versatility to the home.

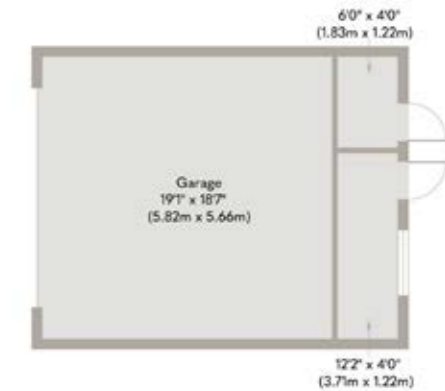
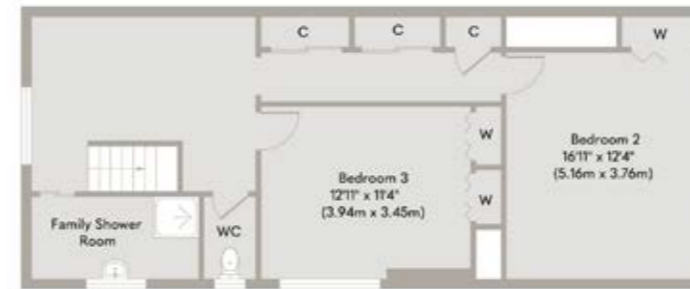
Ascending to the first floor, a spacious landing guides you to two additional double bedrooms, each thoughtfully designed to ensure comfort and ample natural light. This level also includes a family bathroom and a separate cloakroom, along with a host of built-in eves storage catering to the needs of a bustling household.

Externally, Rose Cottage is accessed through a pillared entrance within its walled front boundary. The lawned front garden, with mature shrubs and trees, is intersected by a sweeping driveway leading to a double garage. Behind the garage, two brick-built garden stores offer extra storage. The expansive, landscaped gardens provide a serene outdoor sanctuary for relaxation and entertaining.

Situated on Hall Lane, the property enjoys a prime location with easy access to local amenities. South Wootton Junior School and South Wootton Infant School both sit within walking distance of Rose Cottage, making this an ideal home for families. The area is well-connected, with King's Lynn railway station approximately 2.9 kilometres away, offering convenient links to broader regions.

Rose Cottage is a charming and spacious home offering classic elegance, modern convenience, and beautifully maintained gardens. With excellent amenities and transport links nearby, it is an ideal family retreat.





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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# South Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

On the outskirts of King's Lynn, South Wootton has many schools, shopping and leisure facilities. There is also a mainline link from King's Lynn to London King's Cross - approx 1hr 40mins.

Sandringham Estate is nearby with the Royal residence at Sandringham House and attractive walks through the woods. Slightly further away is the North West Norfolk coastline with its beautiful, long sandy beaches.

For the golf enthusiasts, the King's Lynn Golf Club is close by and the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster are not far away.

Perched on the banks of the River Ouse, King's Lynn 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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



## Note from the Vendor



Garden Room

“Rose Cottage is quiet and private, light and spacious, with a friendly and warm feeling.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref: 0340-2460-3410-2474-6225

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: ///changing.treatable.cactus

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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