



THE STORY OF

Pickwick

Great Massingham, Norfolk

SOWERBYS



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Pickwick

Great Massingham, Norfolk
PE32 2HD

Beautifully Extended Semi-
Detached Period Cottage

Idyllic Setting in Popular Great Massingham

Stunning Vaulted Kitchen/Dining
Room with Garden Access

Characterful Lounge with Log
Burner and Exposed Beams

Three First-Floor Bedrooms

Peaceful Study Ideal for Home Working

Private, Enclosed Garden with Mature Planting

Off-Road Parking for Multiple Vehicles

Lovingly Maintained by the Same
Owners for More than 30 Years

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Tucked away in the quintessential village of Great Massingham, renowned for its village green, duck ponds and traditional charm, Pickwick is a captivating semi-detached cottage that effortlessly marries timeless character with thoughtful modern living.

Cherished by the same owners for over 30 years, this exquisite home has been lovingly restored and sympathetically extended, creating a warm and welcoming space that feels both instantly comfortable and quietly impressive. Stepping inside, the sense of heritage is tangible - exposed beams, period fireplaces, and brickwork nod to the property's roots, while clever updates ensure everyday living is as effortless as it is beautiful.

At the heart of the home lies the show-stopping kitchen and dining room - a stunning vaulted space filled with natural light thanks to roof lights and french doors that open onto the garden. This is a room made for sharing: lively family breakfasts, quiet morning coffee, or evening gatherings that spill outdoors on summer nights.

The sitting room is everything you could hope for in a Norfolk cottage - cosy and inviting, with a log-burning stove at its heart and timber beams overhead. To one side, a peaceful study offers a perfect work-from-home nook, while on the other, a versatile second reception with garden access and a ground floor bathroom lends itself beautifully to use as a snug, hobby space or even a ground floor bedroom for guests or multigenerational living.

Upstairs, three charming bedrooms are served by a cloakroom/WC, each room offering a characterful retreat and restful views. The first floor layout is both practical and full of warmth, with thoughtful built-in wardrobes adding storage without fuss.





Outside, the garden is a true delight - private, enclosed and full of life. A generous lawn is bordered by mature trees and colourful planting, creating a peaceful haven where birdsong fills the air. Whether you're pottering among the flowerbeds or hosting long, lazy lunches in the sunshine, this space encourages a slower pace and deeper connection with the seasons.

Set back from the road with ample off-road parking, Pickwick offers not just a home, but a lifestyle, one of community, beauty, and calm in one of Norfolk's most treasured locations.





Ground Floor
Approximate Floor Area
944 sq. ft
(87.69 sq. m)



First Floor
Approximate Floor Area
437 sq. ft
(40.56 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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Great Massingham

AWARD-WINNING CHARM, VIBRANT COMMUNITY, SERENE COUNTRYSIDE

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 one to explore.



Note from Sowerbys



Rear Garden

“... this space encourages a slower pace and deeper connection with the seasons.”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating and log burner.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2096-3713-2119-2131-7112

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: ///confetti.removable.twitchy

AGENT’S NOTE

The property is located within a conservation area.

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

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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