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THE STORY OF

Long Cottage

Flitcham, Norfolk

SOWERBYS



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Long Cottage

Flitcham, Norfolk
PE31 6BU

Available with No Onward Chain

A Four Bedroom Detached Home Fully
Renovated in 2022 Including a New Roof

Built in 1872 with Carrstone and Brick

Part of the Royal Sandringham Estate

Spacious Kitchen with Island, Smeg
Appliances and Oak Worktops

Cosy Sitting Room with Wood Burner

Wet Room and Principal Suite with
Garden Access and Roll-Top Bath

Versatile Annexe (The Stable) with
Kitchenette and Shower Room

Mature Front and Rear Gardens
with Patio and Privacy

Garage with Adjoining Store/Workshop and
Off-Road Parking for Multiple Vehicles

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Quietly amid the gentle lanes of Flitcham – part of the Royal Sandringham Estate – this enchanting carrstone and brick cottage exudes timeless character. Fully renovated with a new roof in 2022, and built in 1872 from local carrstone as original stabling for Holkham Hall, the home strikes a rare balance between storied heritage and modern comfort.

Step inside and you are immediately welcomed by the charm of exposed brick and the soft glow of terracotta pavement tiles underfoot. At the heart of the cottage lies the kitchen, a generous and beautifully crafted space where bespoke oak worktops, a central island and quality Smeg appliances combine both style and practicality. Flooded with natural light, it is a room designed for living – whether that's enjoying a quiet morning coffee or gathering around the dining area for lively family meals and celebrations.

The cottage unfolds gracefully – move through the snug sitting room with its wooden flooring and wood-burning stove, or retreat to the library-study with its built-in desk, shelves, and quiet focus – ideal for working or unwinding. A stylish wet room adds a touch of everyday luxury and convenience, perfectly complementing the thoughtful layout of the home.

Bedrooms are artfully arranged to offer both togetherness and privacy: two are on the ground floor, with generous proportions and bespoke detailing. A light-filled garden-room suite opens onto the secluded gardens – an indulgent haven with a claw-foot roll-top bath. For younger guests, the delightful attic bedroom is tucked away above, offering a charming hideaway.

The adjoining wing – referred to as The Stable – provides flexible extra space, complete with a private bedroom suite, kitchenette, and shower room. With direct access from the house as well as its own private entrance, it offers versatile options for multi-generational living or attractive income potential.



A rare balance between
storied heritage and
modern comfort.





A property that feels rooted
in history yet utterly alive for
today.



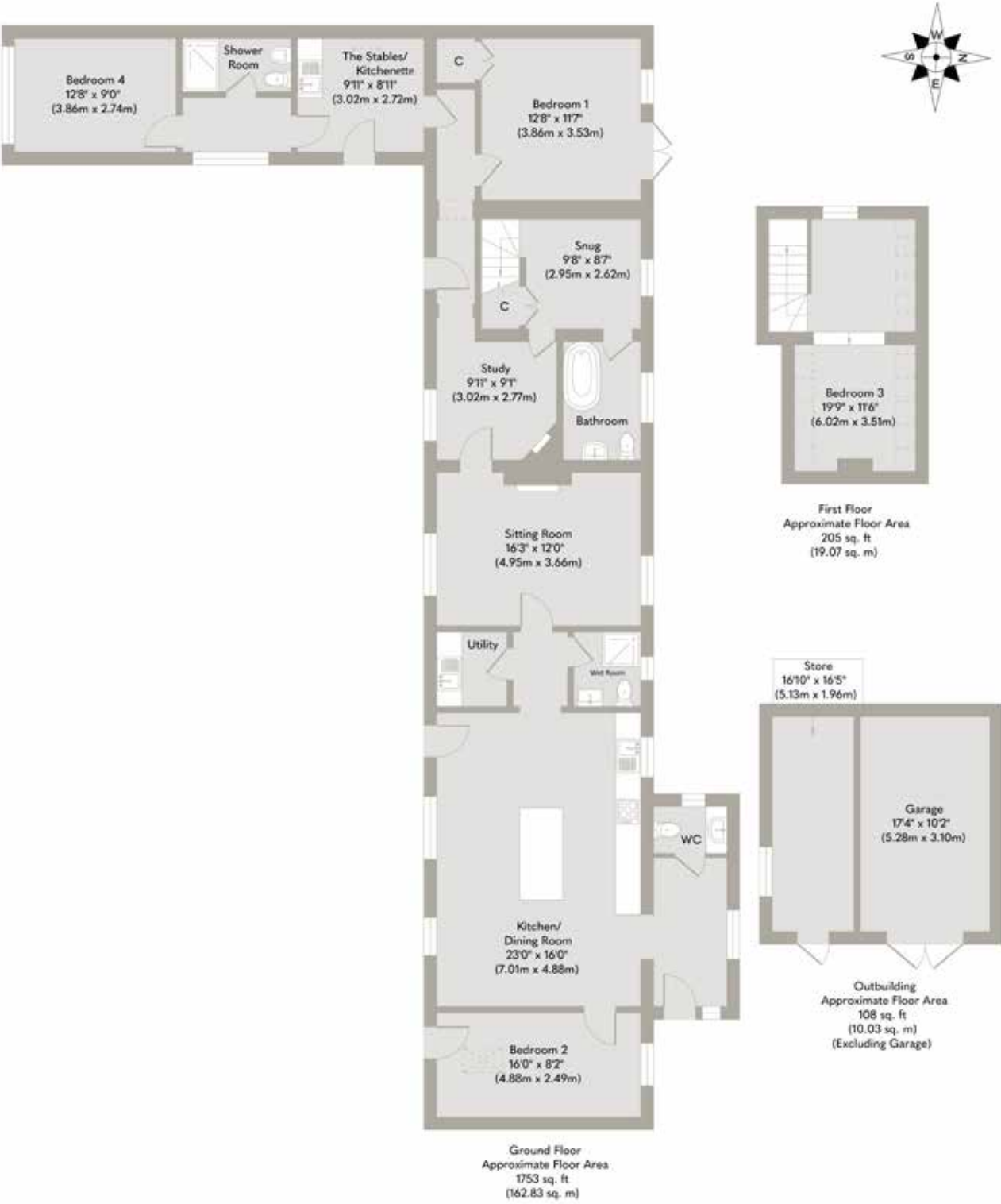
The cottage is currently operated as a holiday let, offering attractive income potential either as a whole property or, alternatively, by letting just The Stable while enjoying the main house as a private residence.

Outside, the cottage enjoys both southern sunshine and peaceful greenery. The owners also rent a large allotment directly behind the back garden, which can be transferred with the property. Enclosed front and rear gardens, mature planting, a patio for al fresco dining, and a securely fenced area create a sense of privacy and tranquillity. Furthermore, with direct access to estate woodland walks, you're just five minutes from Sandringham House and ten from Houghton Hall – yet feel worlds away.

To the rear is a garage with an adjoining store/workshop, ideal for vehicles, leisure craft or hobbies, plus its own parking areas both at the front and the rear of the property.

This is a home rich in personality and provenance – a property that feels rooted in history yet utterly alive for today, perfect for families, multi-generational living, or those who treasure comfort wrapped in heritage.





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.

Flitcham

CARRSTONE CHARM NEAR ROYAL SANDRINGHAM ESTATE

A small west Norfolk village, Flitcham is situated 7 miles north east of King's Lynn and straddles the B1153, just to the north of the A148 Fakenham Road at Hillington.

The parish is known as Flitcham cum Appleton - although the latter now consists of a farm and a few cottages, whilst Appleton church is just a ruin.

Along with the villages of Anmer, West Newton, Wolferton and Shernborne, it forms part of the Royal Sandringham Estate and the original carved village sign was a gift of King George V in 1912.

Flitcham School and many of the cottages are built in the very attractive local "Carrstone". This distinctive brown stone is seen over a relatively small area of west Norfolk only. The village has a strong community with a football team (Flitcham and Hillington), a cricket club (Hillington and Flitcham), bowls club, and a vibrant community centre housed in the old Bell public house which is also home for various clubs including Good Companions, Keep Fit, and the village darts and dominoes teams. Flitcham has a thriving village school which also runs a mother and toddler group.

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.



Note from Sowerbys



"This enchanting carrstone and brick cottage exudes timeless character."



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 0031-2406-8010-2020-7045

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: ///mammoth.record.baker

AGENTS NOTE

The property is situated within a conservation area.
The property benefits from a right-of-way over neighbouring land to access parking at the rear.

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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