



**Ivy Cottage, Sporle Road, Little Dunham, King's Lynn, PE32
2DG**

welcome to

Ivy Cottage, Sporle Road, Little Dunham, King's Lynn

With over 1270ft² of accommodation, this substantial cottage will tick all your boxes! This wonderfully situated and well appointed 3 double bedroom cottage dates back to 1879 and offers character and peace in abundance in a non-estate semi-rural village position. Viewing is essential...

The Property

We are proud to offer for sale this beautifully presented 3 double bedroom cottage of attractive brick and flint elevations under a dark tiled roof, situated on the edge of this semi-rural village, nestling in the delightful Norfolk countryside.

Briefly, the well-proportioned ground floor accommodation comprises an entrance porch, which leads to the main entrance hall with stairs rising to the main first floor galleried landing area, this serves two double bedrooms and a bathroom. A second staircase from the dining room leads to the master bedroom, separate from the main first floor accommodation, which includes a study/landing, bathroom and bedroom, offering privacy from the opposing side of the cottage. There is a front-facing lounge with a feature cast iron fireplace and further sitting room, also boasting a feature fireplace. This opens through to the formal dining room which also benefits from a fireplace and leads to the kitchen/breakfast room. There are also two side porch areas leading to the spacious side garden.

Coupled with this sizeable and characterful accommodation, this home further benefits from Sash style windows. Outside, there is off-road parking for two vehicles, together with front and side gardens. The versatile layout of this attractive property may well lend itself for multi-generational living or guest accommodation; offering three bedrooms and two bathrooms, served by separate staircases. Internal and external viewing of this property is essential to fully appreciate the size, character and nature of property offered for sale.

Accommodation:

Solid wood external entrance door opening to:

Entrance Porch

Canopied entrance porch with dual aspect windows, double timber doors opening to:

Entrance Hall

Staircase rising to the main first floor landing, timber doors opening to the lounge and sitting room.

Lounge

Feature Victorian cast iron fireplace with decorative surround, stone hearth and mantelpiece, radiator, television point, carpet flooring, Sash style window to the front aspect.

Sitting Room

14' 3" x 11' (4.34m x 3.35m)

Feature brick fireplace with timber surround, tiled hearth and mantelpiece, under-stairs storage cupboard with double timber doors and feature stained glass windows, radiator, television point, laminate wood flooring, dual aspect Sash style windows to the front and a further window to the side, doorway opening to the dining room, timber door opening to:

Side Porch

Built-in double storage cupboard, pitched tiled roof, window to the side aspect, solid wood external entrance door with glass Bullion opening to the garden.

Dining Room

15' 1" x 10' (4.60m x 3.05m)

Feature Victorian cast iron fireplace with decorative surround, staircase rising to the master bedroom suite, radiator, laminate wood flooring, inset ceiling spotlight, wall lighting, cottage window overlooking the garden, timber door opening to the kitchen, further timber door opening to:

Side Porch

Pitched tiled roof, window to the rear aspect, solid wood external entrance door with glass Bullion opening to the garden.





Kitchen/Breakfast Room

14' 8" max x 7' (4.47m max x 2.13m)

A comprehensive range of wall and floor mounted fitted Shaker style kitchen units with contrasting work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven with extractor hood over, feature antique Range with exposed timber surround, fitted breakfast bar, plumbing for washing machine, plumbing for dishwasher, space for fridge-freezer, radiator, window overlooking the garden.

Master Bedroom Suite

Landing/Study Area

Carpet flooring, timber doors opening to the master bedroom and bathroom.

Master Bedroom

Feature cast iron fireplace with decorative surround, built-in storage cupboard with timber door, radiator, carpet flooring, telephone point, Sash style window overlooking the garden.

Bathroom

Suite comprising vanity unit with back to wall w.c, inset hand wash basin with storage under and panelled bath with shower attachment over, tiled splash backs and surrounds, heated towel rail, exposed wooden flooring, Sash style window overlooking the side aspect.

First Floor Galleried Landing

Split level galleried landing area with carpet flooring, timber doors opening to the remaining bedrooms and family bathroom.

Bedroom 2

12' 5" x 11' 8" (3.78m x 3.56m)

Feature cast iron fireplace with decorative surround, two radiators, carpet flooring, Sash style window overlooking the front aspect.

Bedroom 3

11' 9" x 10' 3" (3.58m x 3.12m)

Radiator, television point, carpet flooring, dual aspect Sash style windows overlooking the front and side.

Family Bathroom

Suite comprising close coupled w.c, vanity hand wash basin with storage under and panelled bath with shower attachment and shower unit over, part tiled walls, heated towel rail, wood effect flooring, Sash style window overlooking the front aspect.

Outside

This wonderful cottage is approached from the road via a block paved and shingle driveway, which provides off-road parking for two vehicles and is bordered by an array of mature plants and shrub beds.

Directly in front of the cottage, a personal cottage gate opens to a shingle pathway that gives access to the front door. The shingle pathway continues around the side of the property with an established hedge boundary, post and rail fencing and bordered by lawn, with some ornamental trees offering a degree of privacy.

Leading around to the side of the cottage, the remainder of the gardens can be found and are mainly laid to lawn with a large block paved patio seating area, various plant and shrub bed borders, ornamental trees and native hedging, also offering a degree of privacy to the occupants. An archway leads to the driveway.

Location

The semi-rural village of Little Dunham lies 1.5 miles south of its sister village, Great Dunham and 6 miles from the bustling market town of Swaffham. The village is situated within the catchment area for Litcham High School and boasts easy access onto the A47 for routes to King's Lynn, Norwich and beyond. Little Dunham is served by St. Margarets church in the Benefice of Great Dunham and Great Dunham Primary School serves the village. Both nearby market towns of Swaffham and Dereham offer all the necessary amenities required, including restaurants/cafes and public houses, together with shopping facilities and supermarkets, doctors and dentists, schooling for all ages, sport and leisure facilities and much more.

Council Tax Band

This property is Council Tax band D. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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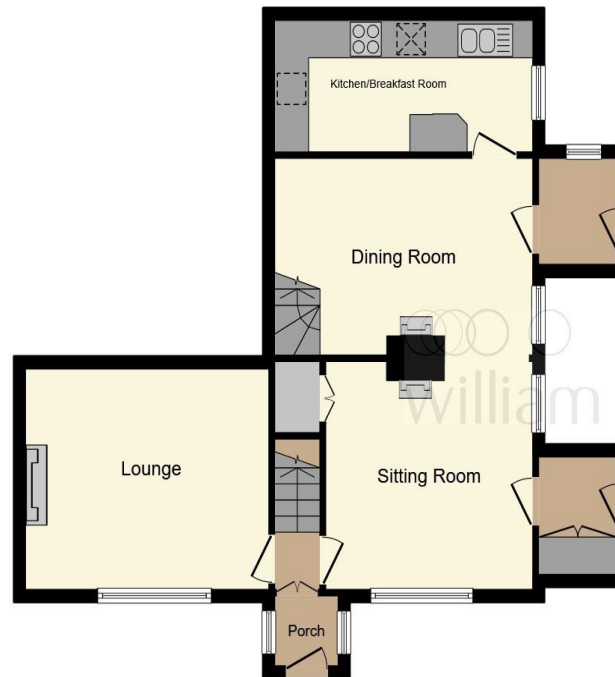
- 3 double bedroom semi-detached period cottage
- Idyllic, semi-rural, non-estate village location
- Accommodation ideal for multi-generational living or guests
- Off-road parking & gardens offering a degree of privacy
- 3 reception rooms, 2 staircases and 2 bathrooms
- Kitchen/breakfast room
- Retained character features including fireplaces and timbers
- Oil fired central heating and Sash style windows

Tenure: Freehold EPC Rating: Awaited

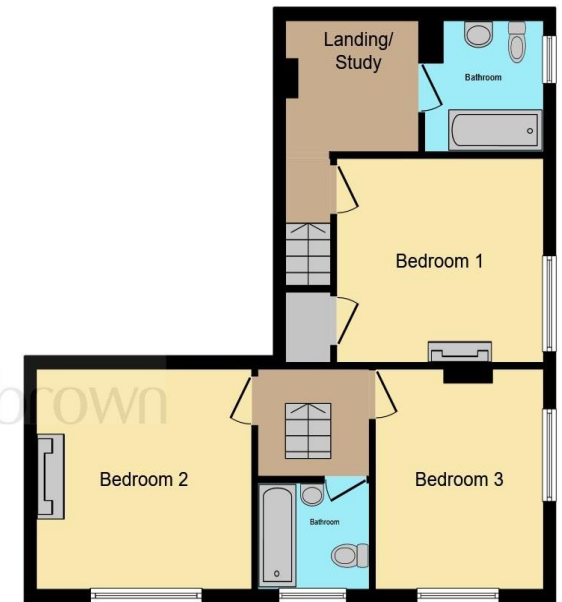
£375,000

directions to this property:

Leave Swaffham via the A47 in the direction of Dereham/Norwich and take the left hand turn towards Sporle. Proceed through the village of Sporle, passing the primary school, and at the crossroads, turn right onto Sporle Road. Continue to the village of Little Dunham and the cottage will be found on the right hand side.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SFM108693 - 0004

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