



Introducing
Station Road,
Great Massingham

SOWERBYS

This charming two-bedroom character cottage is nestled in the heart of a highly sought-after village, offering an blend of rustic charm and modern comfort.

The property boasts an abundance of character features, from exposed beams and stonework to original fireplaces, creating a warm and inviting atmosphere throughout. The spacious accommodation includes a generous living room, a cosy kitchen with traditional touches, and two well-proportioned bedrooms.

The cottage is set within beautifully landscaped gardens, providing a tranquil outdoor haven. Perfect for those seeking a peaceful village lifestyle, this home is a true gem in a picturesque setting.

GREAT MASSINGHAM

Great Massingham is an attractive and quiet rural village with a strong community between the busy market towns of King's Lynn and Fakenham. The village has a central green (featured in Countryfile) with duck ponds and wildlife, good local shops including post office, a school, pre-school and excellent local walks. There is also a medical centre and village hall with a

fortnightly folk club and monthly cinema club, and social club with extensive sports facilities including tennis courts, Bowling Green, football pitch, children's play area and outdoor gym. The Dabbling Duck provides a congenial watering hole with an excellent restaurant. The church, St Mary's, has a magnificent 13th century porch and fine 15th century painted glass. The Norfolk Coast with its unspoilt coastline is just over 15 miles away.

AGENT'S NOTE

Oil Central Heating

Second Bedroom is a small single

COUNCIL TAX

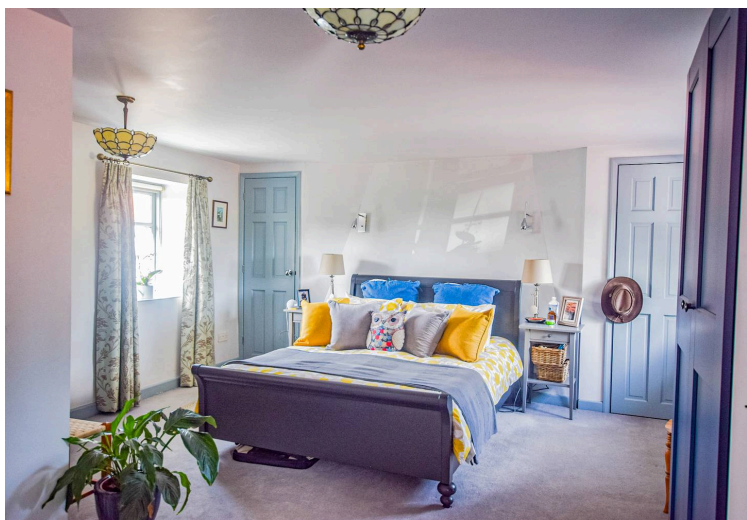
Band D.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

LOCATION

What3words: ///superbly.sundial.motoring



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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