



THE STORY OF

Necton Cottage

Necton, Norfolk

SOWERBYS



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Necton Cottage

Necton, Norfolk
PE37 8EH

Detached Cottage

Recently Refurbished Throughout

Three Bedrooms

Contemporary Kitchen

Underfloor Heating

Hidden Away in a Quiet Location

Mature Gardens

Field and Church Views

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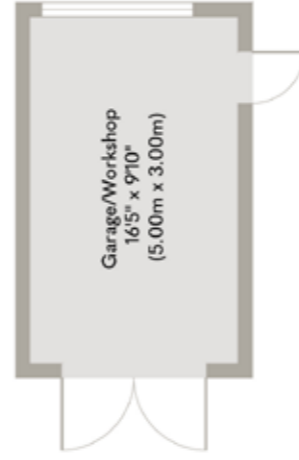
Hidden away down a tranquil country lane, this delightful property combines historic character with contemporary flair. Originally two workers' cottages, it has been thoughtfully transformed into a spacious home that seamlessly blends its traditional features with modern living. The current owners have recently completed a full refurbishment, including a sleek, contemporary kitchen that opens onto the garden through large glass doors, offering a captivating view of the church behind.

The ground floor is designed for modern living, with underfloor heating throughout and a reconfigured staircase that allows the open-plan kitchen/diner to flow effortlessly into the cosy sitting room. A stand out feature is the impressive brick-built inglenook fireplace, the perfect centrepiece for the living space.

Upstairs, the original floorboards have been lovingly restored, adding warmth and character. Three double bedrooms have all been fully refurbished, providing comfort and style.

Outside, the property boasts a charming mature garden with a variety of trees, colourful plants, and a mix of hedging and fencing that offer privacy. Beyond the hedges, you'll enjoy breathtaking views of the rolling countryside. The front of the property provides ample parking for several cars along with a single garage.





Outbuilding
Approximate Floor Area
161 sq. ft
(15.00 sq. m)



Ground Floor
Approximate Floor Area
678 sq. ft
(63.00 sq. m)



First Floor
Approximate Floor Area
448 sq. ft
(41.58 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.

Necton

TRADITIONAL RURAL LIVING WITH
EASY COUNTYWIDE ACCESS

Sat between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton offers the best of both traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. Norwich is ideally located 40 minutes from necton.

A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

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Note from Sowerbys



“Hidden away down a tranquil country lane, this delightful property combines historic character with contemporary flair.”



SERVICES CONNECTED

Mains water, electricity and gas. Drainage via septic tank. Underfloor heating on the ground floor powered by LPG.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

Rating to be confirmed.

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: ///spearing.nightlife.movements

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SOWERBYS

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