



THE STORY OF

Orchard Cottage

Shipdham, Thetford

SOWERBYS



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Orchard Cottage

Little Hale Road, Shipdham, Thetford
IP25 7PL

Charming Period Cottage

Four Spacious Bedrooms, Ideal
for Families or Guests

Beautifully Landscaped, Mature Gardens
with Seating Areas and Seasonal Planting

Additional Paddock, Perfect for Ponies,
a Smallholding, or Outdoor Hobbies

Character Features Throughout,
Including Exposed Beams, Traditional
Fireplace, and Rustic Textures

Peaceful Countryside Setting Offering
Space, Privacy, and a Slower Pace of Life

Endless Outdoor Potential

Conveniently Located near Village Amenities,
Good Schools, Farm Shops, and Market Towns.

A Rare Lifestyle Opportunity, Offering a Home
Full of Warmth, Charm, and Possibility

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Nestled in the heart of the Norfolk countryside, this delightful period cottage is more than just a home, it's a way of life. Beautifully extended over the years with care and attention to detail, the property seamlessly combines timeless character with the space and style of modern living.

With four well-proportioned bedrooms and a flowing layout, this is a home that welcomes both lively family gatherings and peaceful solitude. Original features such as exposed beams, a traditional fireplace, and rustic textures whisper stories of the past, while the tasteful extensions add light, space, and practicality for everyday life.

Step outside and you're greeted by the most magical of settings. Mature, landscaped gardens wrap around the home, blooming with colour and filled with the gentle sound of birdsong. A mix of flowerbeds, winding paths, and secluded seating areas make the garden a joy in every season, perfect for summer barbecues, lazy afternoons with a book, or evenings under the stars.

Beyond the garden lies a generous paddock of 0.48 acres (STMS), ideal for those dreaming of keeping animals, starting a smallholding, or simply wanting space to breathe. Whether you imagine ponies, vegetable plots, or wildflower meadows, the potential here is endless.

Life at this cottage offers the best of both worlds: the calm of a countryside retreat, and the convenience of local village life just a short drive away. Good schools, cosy pubs, farm shops, and market towns are all within easy reach, along with road links for commuting or weekend adventures.





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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Shipdham

NORFOLK'S LONGEST VILLAGE

Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from Sowerbys



“this beautifully extended period cottage offers the perfect balance of heritage and modern living”

Shipdham, Thetford



SERVICES CONNECTED

Mains electricity and gas. Gas central heating. Private water via borehole and private drainage to a septic tank. Ultrafast full fibre internet connection.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9643-2800-7491-9595-2021

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: ///ogre.begin.commented

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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