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THE STORY OF

# Holly Cottages

*Little Dunham, Norfolk*

SOWERBYS





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# Holly Cottages

The Street, Little Dunham, Norfolk  
PE32 2DH

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Popular Village Location

Private Wrap-Around Garden

Three Reception Rooms

Off-Road Parking

Three Generous Bedrooms

Ground Floor Bathroom and  
First Floor Shower Room

Feature Beams and Fireplaces

Open-Plan Kitchen/Dining Room

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Tucked away in the quiet village of Little Dunham, Holly Cottage is a home that offers character and comfort in equal measure. With a charming exterior and an interior full of warmth and personality, it's a place designed not just to live in, but to enjoy - day in, day out.

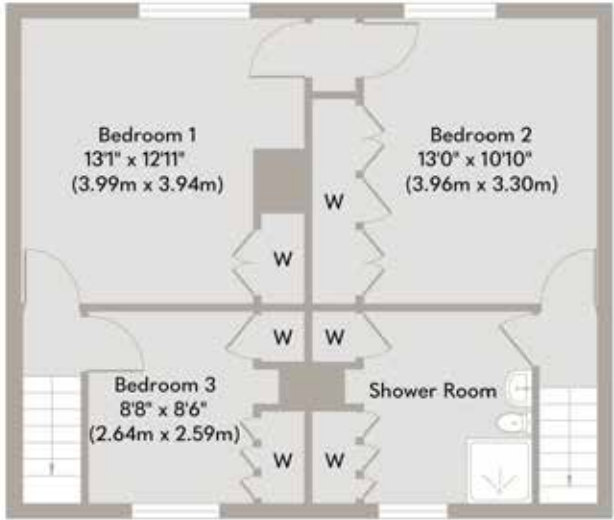
From the moment you step inside, the balance of traditional features and practical living spaces becomes clear. Original beams and fireplaces hint at the home's heritage, yet the layout has been adapted to suit modern routines. The open-plan kitchen/dining space is the social heart of the home - perfect for relaxed breakfasts, hosting friends, or simply enjoying a quiet evening meal while light filters in from the garden. Separate reception rooms provide flexibility: whether you need a home office, playroom, or a quiet snug to unwind in, there's space to make it your own.

Upstairs are three well-proportioned bedrooms, and with both a ground floor bathroom and an upstairs shower room, day-to-day life flows with ease - whether you're managing the school run or welcoming weekend guests.

Indoors is beautifully connected with out. The wraparound garden feels like a natural extension of the home - a private outdoor space that wraps around the property, ideal for everything from morning coffee on the patio to summer evenings spent pottering, planting, or barbecuing. It's secure, enclosed, and as practical as it is peaceful. Parking is taken care of with a private drive, while the property's location brings real advantages: the quiet of village living, with the bonus of being within the catchment for Litcham High School. Access to the A47 is straightforward, meaning Norwich, King's Lynn, and surrounding areas are all within easy reach for commuters or weekend trips.

Holly Cottage is more than just a well-kept period property - it's a home that supports a full and flexible lifestyle, all set within the calm and friendly rhythm of a Norfolk village.





First Floor  
Approximate Floor Area  
580 sq. ft  
(53.88 sq. m)



Ground Floor  
Approximate Floor Area  
783 sq. ft  
(72.74 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.

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# Little Dunham

THE CALM AND FRIENDLY RHYTHM  
OF A NORFOLK VILLAGE

A small village, Little Dunham is within the catchment area for Litcham High School and is situated just north east of the market town of Swaffham. The village has a church and the nearest primary school is in the neighbouring village of Great Dunham.

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'. The town also boasts a museum which focuses on many different and impressive parts of local history. It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



## Note from Sowerbys



“...a charming exterior and an interior full of warmth and personality.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 6134-0424-0300-0076-7222

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: /// grand.shoelaces.minivans

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# 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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