



THE STORY OF

White Cottage

Swaffham, Norfolk

SOWERBYS



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White Cottage

1 Campingland, Swaffham, Norfolk
PE37 7RB

Two/Three Bedroom Detached Period Home

Walking Distance to Town Centre and Amenities

Privately Enclosed South-Facing Rear Garden

Backing onto St Peter & St Paul Church

Multiple Reception Areas

Outbuilding with Development
Potential, Subject to Planning

Two En-Suite Bedrooms

Off-Road Parking and Workshop

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White Cottage is a detached period home offering character, flexibility, and a setting which balances privacy with convenience. Situated within easy walking distance of Swaffham's town centre, the property provides a lifestyle which combines doorstep amenities with a private, south-facing garden tucked away to the rear.

The house features two bedrooms, both with en-suite facilities, along with a study which can serve as a third bedroom if required. The arrangement of reception spaces – sitting room, dining room, and garden room – ensures options for both relaxed living and more formal occasions, with the sitting and dining rooms each benefitting from a multi-fuel stove which brings warmth and character. Meanwhile, the study and two utility rooms add valuable everyday practicality.

The garden is a private, enclosed space, orientated to the south to capture the best of the light, with the church of St Peter & St Paul providing a picturesque backdrop. To the front, the property benefits from off-road parking, enhancing its appeal as a home designed for ease of living.

An outbuilding offers additional space, with potential for use as a home office or annexe, and scope for further development – subject to planning consent.

White Cottage presents an opportunity to enjoy a period home in central Swaffham, with flexible accommodation, private outdoor space, and scope for the future.



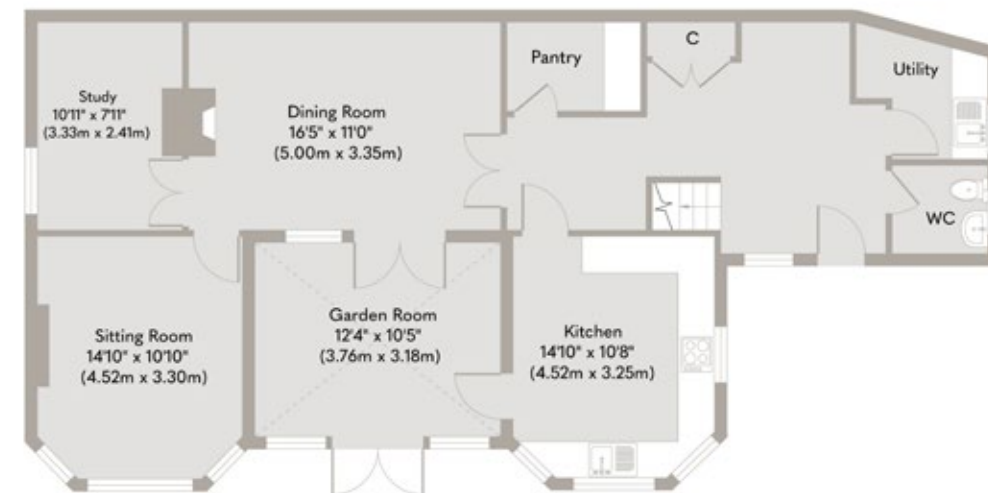
Living here provides us with access to a good range of shops, all within a short stroll, and it's a lovely community in Campingland.





First Floor
Approximate Floor Area
410 sq. ft
(38.08 sq. m)

Outbuilding
Approximate Floor Area
314 sq. ft
(29.15 sq. m)



Ground Floor
Approximate Floor Area
1056 sq. ft
(98.07 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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Swaffham

A HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

A thriving and historic market town, Swaffham is situated approximately 15 miles east of King's Lynn and around 30 miles from Norwich.

There is an extensive range of local amenities, including Waitrose, Tesco and Asda supermarkets, further shops, pubs and restaurants, three doctors' surgeries, and primary, secondary and higher schools. A variety of leisure and sports facilities are also available, including an excellent golf club.

The town hosts a popular Saturday market and is home to many historic buildings, including the parish church and The Buttercross.

Swaffham also boasts a museum that explores many fascinating aspects of local history. One of its highlights is the Carter Centenary Gallery, dedicated to Howard Carter – famed for the 1922 discovery of Tutankhamun's tomb – whose extended family lived in the town.

Swaffham is an excellent hub for family life, offering a range of schools for different ages and being within easy reach of others, including Gresham's, Langley School and Beeston Hall School.

It is also a welcoming place to call home, with a wide choice of activities and entertainment, from theatre and open gardens to nature reserves and more.

The town enjoys strong transport connections: London can be reached in around two hours by train, with convenient access to Cambridge and easy journeys to Holt, Wells, Brancaster and Burnham Market, as well as the popular seaside town of Sheringham. Norwich is also a short trip away and provides an airport with direct flights to Amsterdam.



Note from the Vendor



“The garden has two lawns - to capture the sun in the morning and evening - and is well-stocked with plants.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9032-1923-9100-0644-7206

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: ///limitless.rebounder.recorder

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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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