



# Orchard Cottage

WELBORNE

## SOWERBYS

Land & New Homes Specialists



INTRODUCING

# Orchard Cottage

Common Road, Welborne,  
Norfolk, NR20 3LE

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Individual Brand New Cottage, Designed  
by Award Winning Architect

Characterful New Build Home of Pure Indulgence

Far-Reaching Countryside Views

Unmatched Specification

Stunning Kitchen/Dining/Garden Room

Traditional Sitting Room with Fireplace

Four Double Bedrooms with Three Bathrooms

Air Source Heating, with Underfloor  
Heating to Ground Floor

10 Year Build-Zone Warranty

Landscaped Garden and Double Garage

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Built by local Norfolk builders 'Living Space' and designed by award winning Architects ACS, 'Orchard Cottage' showcases a wonderful specification combined with traditional cottage character and detailing. Built in a traditional brick and flint style, the home honours the historical roots of the former Orchard Cottage which stood here.

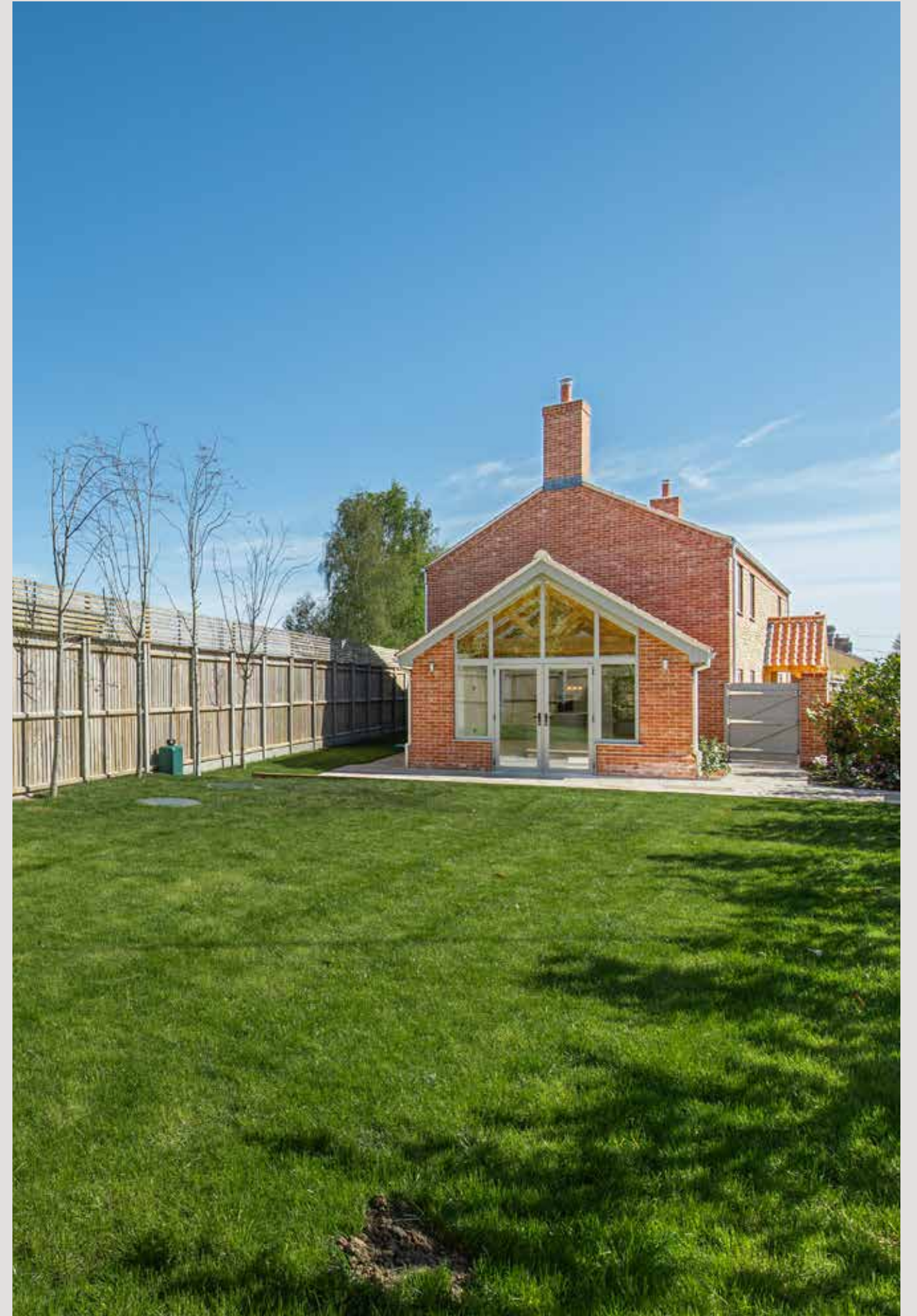
The ground floor immediately surpasses all expectations. The astonishing kitchen/family room at the heart of the home is full of character and boasts a stunning bespoke finish, including the high-end Neff appliances, natural stone work- surfaces and beautiful limestone flooring. The entire room is bathed in natural light from three aspects in addition to the perfectly placed roof lights in the vaulted ceiling of the garden room area.

The sitting room features a beautiful fireplace, where the herringbone brickwork contrasts the contemporary stove. Elsewhere a beautifully presented utility room usefully offers access directly into the garage. Again the attention to detail is obvious at every turn, with even the garage receiving a level of finish rarely found.

On the first floor there are four double bedrooms, two of which offer en-suites whilst a family bathroom and plenty of fitted wardrobes will all be appreciated.

The lavish specification continues throughout every room such as the traditional radiators, attractive oak doors and bathrooms with floor to ceiling tiling set against Hansgrohe fittings. Nothing has been left to the imagination.







The property is delightfully positioned between the highly regarded Mattishall Golf Course to the rear, and far-reaching countryside to the front. Indeed this could be a golfers paradise, with the developer even offering a complimentary first year membership. The landscaped garden is westerly facing and so captures the evening sunset perfectly from the porcelain tiled patio. The double garage (complete with EV charging point) and traditional porch both exude class and craftsmanship with their bold oak frames, blending in seamlessly with the brick and flint façade.

We have been fortunate enough to present properties on behalf of ‘Living Space’ previously and have nothing but admiration for the lengths this developer goes to, which even the most discerning of buyers will find hard to fault. Orchard Cottage is a home to cherish and should be viewed to fully appreciate.



**GROUND FLOOR**

Sitting Room	16'2" x 14'0" (4.93m x 4.27m)
Kitchen/Dining Room	37'2" x 19'8" (11.33m x 5.99m)
Garage	20'8" x 19'0" (6.30m x 5.79m)

**FIRST FLOOR**

Bedroom 1	15'1" x 9'2" (4.60m x 2.79m)
Bedroom 2	14'1" x 10'11" (4.29m x 3.33m)
Bedroom 3	13'11" x 9'3" (4.24m x 2.82m)
Bedroom 4	11'2" x 10'3" (3.40m x 3.13m)

<b>TOTAL APPROX AREA</b>	2,434 sq. ft (226.1 sq. m)
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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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# Welborne

A RURAL VILLAGE WITH A  
WONDERFUL COMMUNITY

A small, charming village situated in mid-Norfolk, with the village hall and church playing integral roles in shaping the community's identity and serving as focal points of village life.

Welborne has a community with spirit and soul, largely due to the dedication of village committees and the collective efforts of the locals. The village hall, constructed in 1845, stands proudly with its flint-faced exterior. Stepping inside, visitors will catch a glimpse of its former life as a schoolroom, though the warm ambiance of the wood-panelled walls and the inviting fireplace give it a more homely atmosphere.

This rural village is situated approximately mid-way between the popular towns of Dereham and Wymondham and all they both have to offer.

Dereham offers twice weekly markets, on Tuesdays and Fridays, along with a strong cohort of independent and high street shops and free parking, making the town a fabulous place for an afternoon spent browsing.

In summary, Welborne may be small in size, but it possesses a strong sense of community and a commitment to preserving its traditions and heritage. The village hall and church act as cherished institutions, bringing people together, and ensuring that Welborne remains a place where residents can truly feel at home.



*Note from Sowerbys*



Orchard Cottage

“... a wonderful specification combined with traditional cottage character and detailing...”



## SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant. Heating via air source heat pump with underfloor heating to ground floor. Electric vehicle charging point fitted.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 1834-8932-2209-0954-1202

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: ///marketing.never.vineyard

## AGENT'S NOTE

Some of the internal images have been virtually staged to represent what the property may look like once furnished.

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

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