



Introducing
Cornerstone Yard
Sedgeford

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance porch which, home to a useful storage cupboard with a washing machine, leads to the ground floor accommodation.

Without doubt the hub of this elegantly renovated cottage is the open-plan living area, perfect for entertainment and reception throughout all times of the day. The contemporary fitted kitchen features an abundance of both cupboard and worktop units in addition to a dining area, complete with french doors leading to a gravel courtyard garden.

The fully equipped kitchen is offered with an integral electric oven, a hob, a dishwasher and an under-counter fridge with freezer compartment. The cosy sitting area within the cottage is complete with an operational wood-burner, providing tranquillity whilst relaxing after a day of exploring the neighbouring enchanting Norfolk countryside.

Stairs from the sitting room lead to the first floor bedroom and bathroom accommodation.

The primary bedroom is a spacious double room enjoying a distant picturesque countryside aspect. The second bedroom, another comfortable double room could alternatively be utilised as an office/study for those working remotely. Complementing the bedrooms is the main bathroom which comprises a walk-in shower, wash basin, WC and a heated towel rail.

Externally the cottage benefits from two allocated parking spaces on a shared gravel driveway. Beyond the cottage's parking, prospective tenants will find a private enclosed garden with a low-maintenance lawn and mature shrubbery. The cottage is complete with a gravel courtyard.

Available now on an initial 12 month tenancy.

SEDGEFORD

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local

community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk.

There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.

COUNCIL TAX

Band B.

LOCATION

What3Words: [///stickycreatures.outlooks](https://www.what3words.com/#!/stickycreaturesoutlooks)

AGENT'S NOTES

No Pets

Electric Heating

Available Now

Furnished Optional

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



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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