



Introducing
Hamrow Cottage,
Whissonsett

SOWERBYS

Upon arrival at the cottage, prospective tenants are immediately welcomed into an entrance hall, which also houses a cloakroom with wash basin and WC, leading to the well-appointed ground floor accommodation.

Without doubt, the hub of this beautifully renovated home is the elegant open-plan living area, perfect for entertaining and relaxing throughout the day. Featuring a wealth of both cupboard and worktop space, the bespoke modern fitted kitchen is ideal for those looking to display their culinary skills. It is offered with an integral electric oven, hob, and dishwasher, and provides space for a fridge freezer.

Flooded with natural light, the versatile dining area is complete with French doors leading to a sun-kissed private rear patio. Home to an operational wood burner, the cosy sitting area provides an ideal spot for relaxing during the upcoming autumnal months. Completing the ground floor accommodation, prospective tenants will find the fourth bedroom, which offers extensive dimensions for all desired furnishings.

Stairs in the entrance hall lead to the first-floor bedroom and bathroom accommodation.

The principal bedroom at Hamrow Cottage is a spacious double room benefitting from fitted cupboards, in addition to a luxury en-suite comprising a shower, wash basin, and WC. This primary bedroom enjoys an enchanting aspect of the neighbouring countryside. Both the second and third bedrooms are also comfortable doubles, allowing for traditional furnishings. Complementing the bedrooms, the family bathroom comprises a shower over bath, wash basin, WC, and heated towel rail.

Externally, the property is approached via a gravel driveway providing parking for up to six vehicles. The private enclosed garden features a low-maintenance lawn, an extensive patio area, a brick-built outhouse, an external utility room with plumbing ready for a washing machine, and a wealth of mature shrubbery.

Available now!

WHISSONSETT

Nestled in the rolling countryside of Norfolk, Whissonsett is a peaceful

village with a history stretching back to the Domesday Book, where it was recorded as 'Witcingkeseta.' Its charm is anchored by St Mary's Church, a 14th-century landmark notable for its rare late Saxon wheel-head cross. Nearby, the deserted medieval village of Godwick offers a glimpse into centuries past, with its preserved earthworks and church tower remnants.

The village sits close to the River Wensum, a chalk stream rich in wildlife, and the surrounding countryside offers scenic walking and cycling routes. Pensthorpe Natural Park is just a short drive away, providing gardens, trails, and abundant birdlife for visitors to enjoy.

Whissonsett has a strong sense of community, with its village hall hosting local events and clubs, and its efforts to maintain the village's beauty recognised with awards such as Best Kept Village. Nearby Fakenham offers shops, dining, and Fakenham Racecourse, while Norwich lies just 23 miles away, providing convenient access to the city.

Whether drawn by history, nature, or village life, Whissonsett offers a serene and captivating slice of Norfolk countryside.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Oil central heating.

12 month initial tenancy.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. 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.

LOCATION

What3words: ///relying.chap.forks



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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