



Park Farm Cottages, Saham Hills

**SOWERBYS**

This charming three-bedroom semi-detached cottage is located in the peaceful rural setting of Saham Hills, near Watton. This characterful property has been modernised to a high standard, blending contemporary style with original features.

The spacious sitting room boasts neutral décor, wooden flooring, and a wood-burner in the fireplace, creating a cosy and inviting space. The modern kitchen features wooden worktops, spotlight lighting, and an integrated oven, with plenty of room for a dining table. There is also a utility room with space for a washing machine and fridge-freezer, along with a convenient downstairs study/bedroom four.

Upstairs, the principal bedroom overlooks the front garden and benefits from a built-in wardrobe, while the two further bedrooms offer peaceful views of the back and side gardens. The family bathroom features a white suite with a shower over the bath, and a separate shower room provides additional convenience.

Externally, the property boasts mature front and rear gardens, ample off-road parking, a garage, and a summer house.

#### **SAHAM HILLS**

The village of Saham Hills is less than a mile from the neighbouring Saham Toney, on the edge of Breckland, approximately 2 miles north of Watton. The city of Norwich is 20 miles northeast of Saham Hills and the coastal resorts of Hunstanton and Wells-next-the-Sea are roughly 25 miles from the village.

Saham Toney is approximately nine miles from East Dereham, two miles from Watton and eight miles from

Swaffham. Within the village there is a public house called the Old Bell, the Broom Hall Country Hotel and the property is only about five minutes from the Richmond Park Golf Course. The village also has a Church of England Primary school, Parker's School with just over 100 pupils.

The Church of St. Georges is a handsome flint building with a tower containing 6 bells and a clock. There is a well-used Sports and Social Club with a hard working committee that keep the sports grounds in excellent condition for football and cricket matches throughout the year, there is a small bar for members and their guests.

#### **AGENTS NOTE**

No pets.

Unfurnished.

Oil central heating.

Available May 2025.

12 month initial tenancy.

#### **COUNCIL TAX**

Band B.

#### **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.

#### **LOCATION**

What3words: ///roadshow.takes.cascade





# 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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