

Introducing Rose Cottage, Saham Hills

# SOWERBYS

Rose Cottage is a charming three bedroom semi detached property. Showcasing original cottage features throughout, this well presented family home comprises three double bedrooms, fitted kitchen, sitting room, second reception room and family bathroom. The property is available December for a minimum initial 12 month tenancy. Upon entering Rose Cottage prospective tenants are welcomed straight in to the grand sitting room which, boasting impressive dimensions, has versatile space for all typical contents and furnishings. In addition to the main sitting room is a second reception room which has previously been used as a formal dining room but could alternatively operate as an office/study area for those working from home. The fitted kitchen boasting an abundance of both worktop and cupboard space is inclusive of electric oven and fridge. There is plenty of room in the kitchen for further white goods such as a washing machine and freezer.

Stairs located in the second reception room lead prospective tenants to the first floor accommodation which is home to three double bedrooms and family bathroom.

The primary bedroom within Rose Cottage is a large double room which offers space for all desired contents and furnishings and is complete with fitted wardrobes. Both the second and third bedrooms are again comfortable double rooms and share a view out over the private rear enclosed garden. To finish the internal accommodation prospective tenants will find the family bathroom featuring electric shower over bath, wash basin, WC and wall mounted cupboard.

Externally Rose Cottage has a driveway with ample parking for two vehicles which neighbours the low maintenance front garden. To the rear of the property prospective tenants will find a private rear enclosed garden which, mostly laid to lawn, features a sizable patio area perfect for external contents and furnishings. The property also comes with a

concrete structure shed complete with electric supply, offering the ideal external storage space.

### SAHAM HILLS

The village 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, a hotel 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. The Church has some very beautiful stained glass windows, the east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864. 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**

Minimum 12 Month initial tenancy. Gas central heating. Pets by negotiation.

### **COUNCIL TAX**

Band B.

## **ENERGY EFFICIENCY RATING**

D. 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: ///modules.lollipop.request













## 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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