



Introducing
Tottington Road
Thompson

SOWERBYS

A unique opportunity to rent a Grade II listed, semi-detached thatched cottage, rurally located in the quaint village of Thompson. Full of character, with exposed beams and quirky features, this two-bedroom cottage will be available to let long-term, unfurnished, from April 2025.

Upon entering the property, prospective tenants are welcomed straight into the kitchen, which comprises a range of base-level units with space for a freestanding cooker and either a table or central island to enhance food preparation. A staircase leads to the first floor, while a doorway provides access to the inner hallway, leading to the boiler room and sitting room. The sitting room features original flooring and a character fireplace, including the area where the former bread oven was located. A further staircase leads to the first floor, and from the sitting room there is access to a storage room and a downstairs W/C.

The first-floor landing provides access to two bedrooms and the bathroom. The primary bedroom is a large double room with space for all desired furnishings. The second bedroom, also a double, would work perfectly as an office or study for those working from home. Completing the internal accommodation, the bathroom features a bath with mixer tap and shower over, wash basin, and WC.

Outside, there is a terraced seating area - ideal for entertaining or relaxing. Beyond this lies a generous garden, laid mainly to lawn and bordered by mature shrubs and trees, with an area previously used as vegetable plots. Two timber garden sheds offer additional storage for tools and equipment. A shingled driveway provides off-road parking and access to an outbuilding for further storage.

THOMPSON

A picturesque village with a good range of amenities, Thompson now benefits from fibre optic internet connectivity. There's a well-regarded primary school, a village church, the popular Chequers Inn pub and restaurant, a Post Office, Community Hall, and the Millennium Green. The Community Hall hosts various events

throughout the year and is available for private hire, while the church organises fundraisers including the much-loved Lavender's Lunch. Thompson also hosts an annual 5km and 10km run for keen runners. The village is surrounded by scenic countryside, with nearby walks including Peddars Way. It also offers easy access to the A11/M11, with strong rail and road links to Cambridge, London and Norwich, which is around 23 miles away.

Just three miles away is the market town of Watton, which offers primary, junior and secondary schools, a GP surgery, dental practice, chemist, supermarket, Post Office and a sports centre. Watton also hosts the historic Wayland Show, one of England's oldest agricultural events.

The surrounding area is rich in places to explore, including Loch Neaton and Wayland Wood - said to be the setting of the children's tale Babes in the Wood. There are cycle trails at Thetford Forest, family-friendly Melsop Farm Park, and the excitement of Snetterton race circuit. Golfers will enjoy Richmond Park Golf Course, an 18-hole course with a driving range set in 100 acres of parkland.

To refuel, head to The Willow House, The Waggon & Horses in Griston, or The Old Bell at Saham Toney.

COUNCIL TAX

Band C.

AGENT'S NOTES

- Listed Building with Character
- No Smokers
- Oil Central Heating
- Unfurnished
- Available April
- Unfurnished

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

LOCATION

What3words: ///awoke.baking.chitchat



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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