

Clematis  
Cottage Chapel  
Street  
Shipdham





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# Clematis Cottage Chapel Street

## Guide Price £375,000

### The characterful period home on a great plot...

Tucked away in the very heart of the well-served village of Shipdham, Clematis Cottage is a deceptively spacious and utterly charming period home that beautifully blends character with contemporary comfort. With a generous plot approaching a quarter of an acre and a stunning vaulted kitchen opening out onto an expansive garden, this is a home that effortlessly balances village life with practical living.

Set along Chapel Street, a picturesque stretch lined with historic cottages and leafy front gardens, the property sits directly opposite the old school and enjoys easy access to local shops, the village green, the post office and the doctor's surgery — everything you'd expect from a proper Norfolk village. Whether heading west toward Watton, Brandon or Swaffham, or east toward Dereham and the fine city of Norwich, this spot couldn't be better placed for rural life with connectivity.

Stepping inside, a warm entrance lobby greets you, leading to a stylishly finished downstairs shower room. The heart of the home is a characterful sequence of living spaces: a beam-lined dining room with red brick fireplace and wood burner, a cosy lounge with cast-iron fireplace, and a versatile third reception that works brilliantly as a study or ground floor bedroom. Original features, exposed timbers and wood floors carry a timeless charm throughout.

The kitchen/breakfast room is a true showstopper — a large, vaulted space flooded with light from half a dozen Velux windows, complete with bi-fold doors opening out onto the rear garden. Fitted with curved cabinetry, solid wood worktops and a host of integrated appliances (including a wine fridge or two), it's a room for living, cooking, and entertaining in equal measure.

Upstairs, the first floor offers three bedrooms, including a generous principal bedroom with double wardrobe and fireplace, a second double, and a delightful third room ideal as a study, nursery or dressing room. The main bathroom is beautifully appointed with both a traditional bathtub and separate shower enclosure, finished with vintage-style fittings and a reclaimed washstand.

Outside, the rear garden is simply magnificent — vast in scale, enjoying open skies and dotted with mature trees including cherry and walnut. A five-bar gate provides vehicle access, with parking for multiple vehicles both to the front and side. A standout feature is the impressive timber outbuilding, insulated and measuring over 8.5m in length, offering outstanding potential as a studio, office or guest space (subject to any necessary consents).

Despite a nearby development, the garden enjoys a generous green buffer including an attenuation pond — which will form a permanent body of water behind the boundary — offering a sense of openness, distance and tranquility once works are complete.

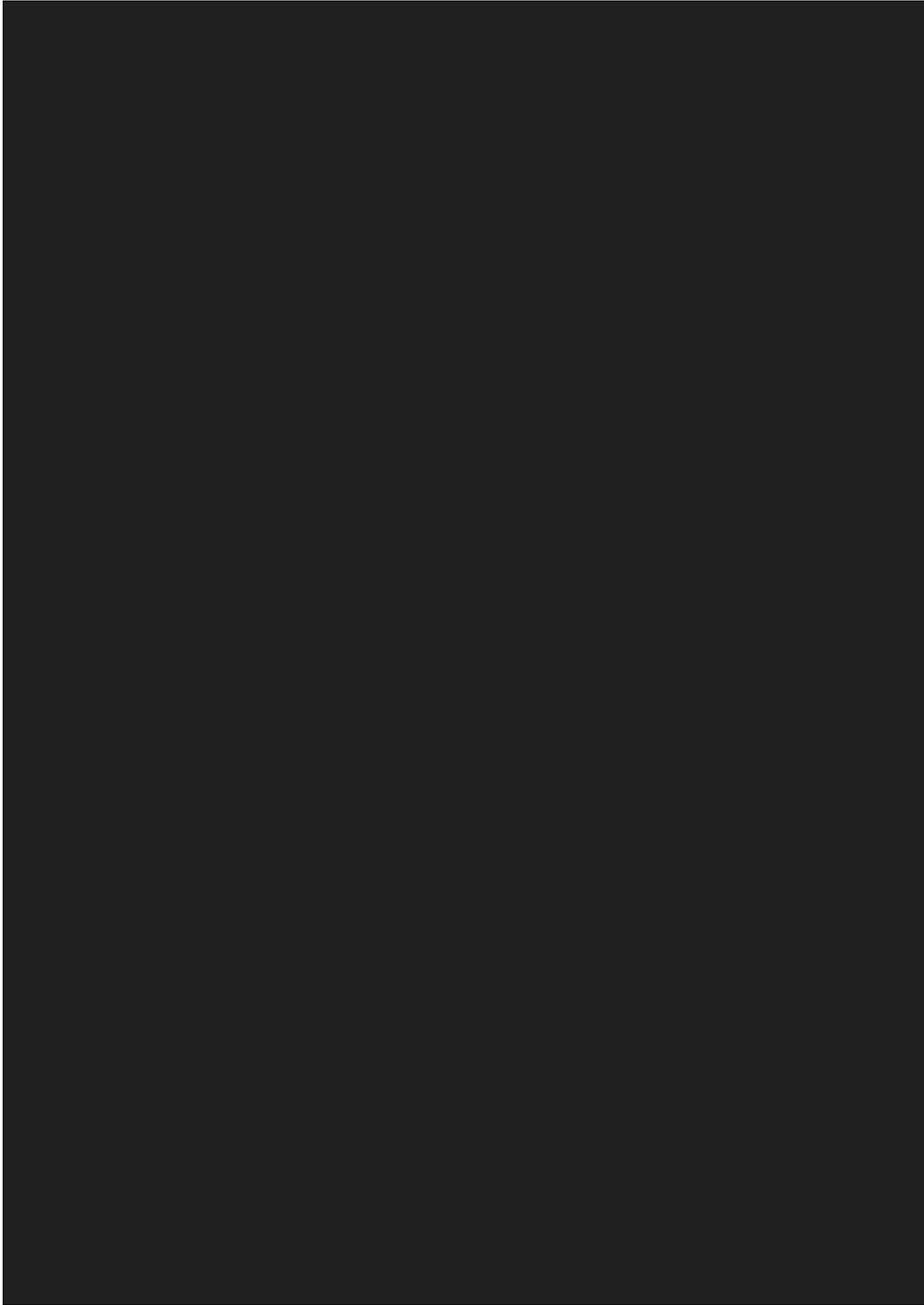
In all, Clematis Cottage is a rare find: a home rich in character, brimming with charm, and set on a substantial plot in one of Norfolk's most well-connected villages. With space, flexibility and timeless appeal, this is a property that truly has it all.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Some decoration work is currently underway, new photos will be uploaded shortly



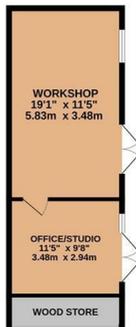


Local Authority  
Breckland

Council Tax Band  
C

Directions

TELEPHONE OFFICE  
365 sq.ft. (33.6 sq.m.) approx.



GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



FIRST FLOOR  
559 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	61	81



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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