



THE STORY OF

Bulwers Cottage

Shipdham, Norfolk

SOWERBYS



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Bulwers Cottage

Chapel Street, Shipdham, Norfolk
IP25 7LB

Grade II Listed Detached Cottage
Positioned Opposite the Village Church

Offered With No Onward Chain

Five Well-Proportioned Double
Bedrooms Across Two Floors

Versatile Accommodation with
Multiple Reception Spaces

Dedicated Games Room Ideal for
Entertaining or Family Use

Bathroom and Two Shower Rooms,
Including an En-Suite

Well Presented Interior Balancing
Character and Practical Living

Central Village Setting Within Easy
Reach of Local Amenities

Convenient Access to Dereham and
Watton for Wider Services

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Positioned in the centre of Shipdham, directly opposite the village church, Bulwers Cottage is a Grade II listed detached home that combines period character with generous proportions and a layout designed for modern living. Offered with no onward chain, the property provides a straightforward opportunity to acquire a well-maintained and thoughtfully updated home within a well-served Norfolk village.

The house has been comprehensively renovated during the current ownership, enhancing both its presentation and functionality while respecting its heritage. The result is an interior that feels comfortable and practical, yet retains the charm and individuality expected of a listed cottage. Formerly serving as both a village shop and barber's, the property carries a subtle sense of history, adding depth and interest to its already distinctive character.

Accommodation is arranged across two floors and offers a high degree of versatility. Multiple reception spaces create flexibility for a range of lifestyles, from formal entertaining to relaxed day-to-day living. A dedicated games or family room provides further separation, ideal for hobbies, recreation or a more informal gathering space. The overall flow of the house supports both sociable occasions and quieter moments, with each room contributing to a well-balanced layout.

At the heart of the home, the kitchen enjoys a particularly pleasant aspect, with morning light creating a bright and inviting start to the day. In contrast, the sitting room offers a cosy retreat in the evening, where a log burner introduces warmth and atmosphere, reinforcing the sense of comfort throughout the seasons.





The bedroom accommodation is equally well considered, with five double bedrooms providing ample space for family life, guests or home working. This flexibility has been a key feature for the current owners, allowing for improved work-from-home arrangements and a more adaptable way of living. A family bathroom is complemented by two shower rooms, including an en suite, ensuring convenience for larger households.

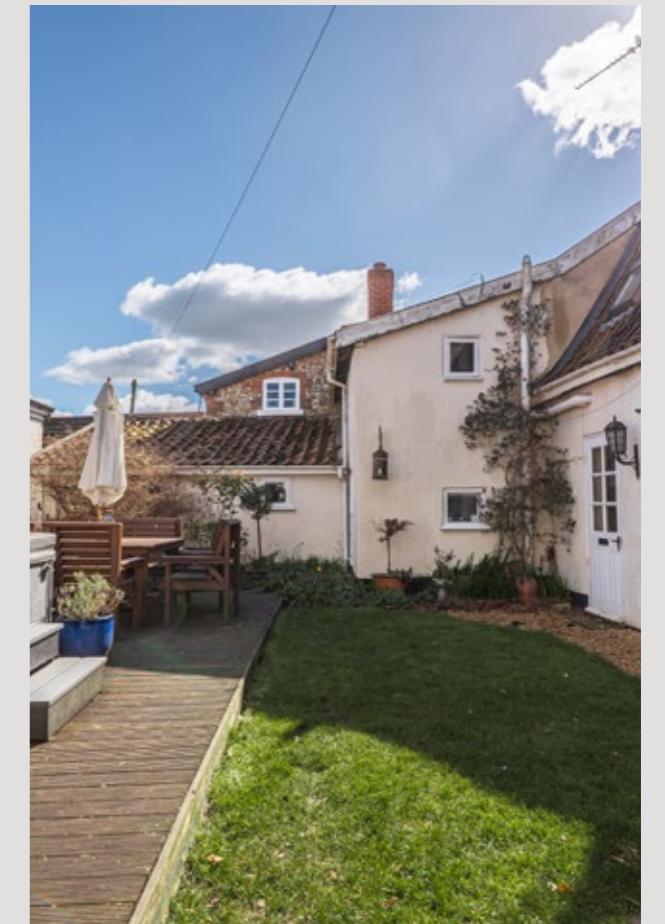
Externally and within the wider setting, the property benefits from its central village position, with amenities close at hand. Beyond the village, the surrounding Norfolk countryside offers a variety of walking routes, particularly to the south, where open landscapes provide an appealing connection to the outdoors.

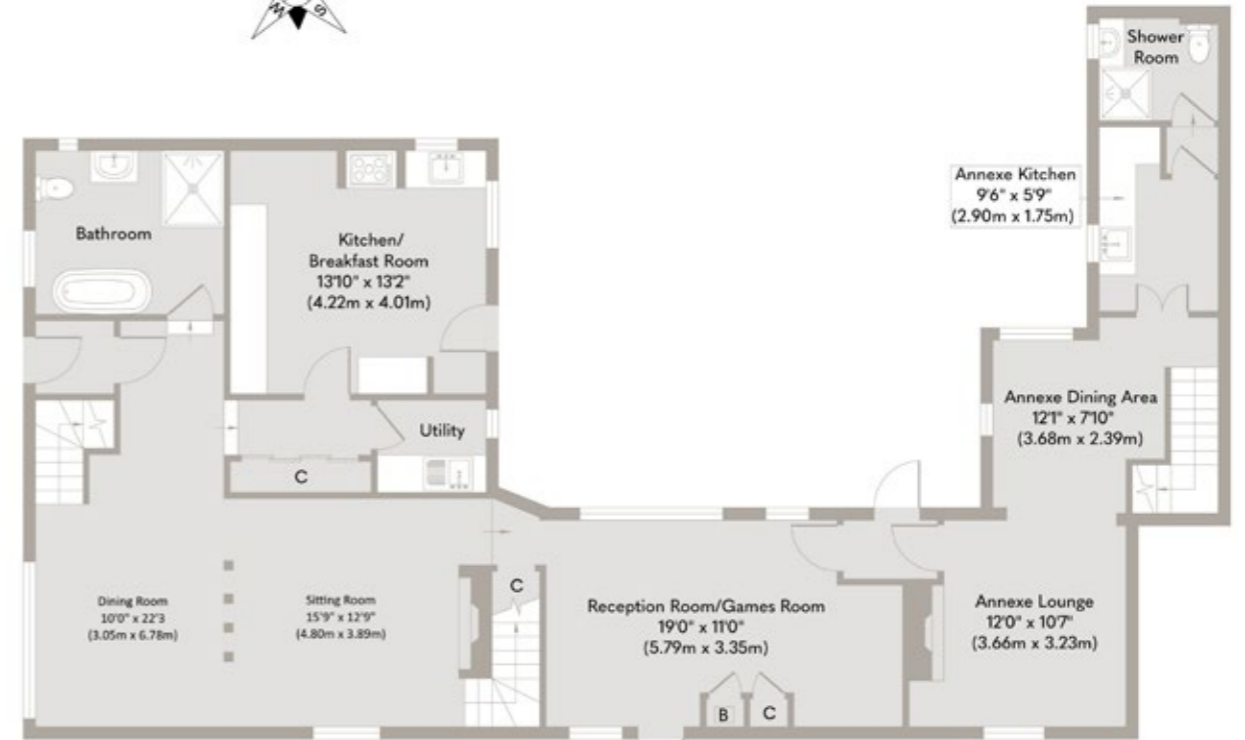
Shipdham continues to be a popular and active village, while the nearby market towns of Dereham and Watton offer a wider selection of shops, schooling and services, all within easy reach.

Characterful, spacious and quietly individual, Bulwers Cottage presents a rare combination of history, adaptability and everyday practicality, creating a home that is both engaging and highly functional.

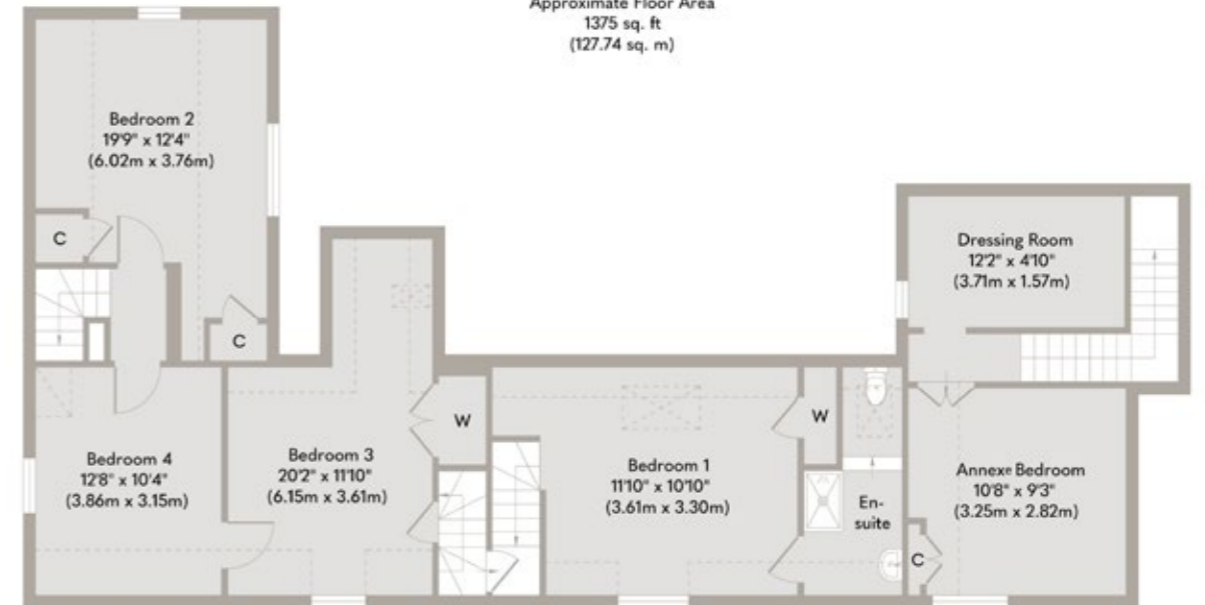


During our five years here, we have undertaken a complete renovation, thoughtfully enhancing the house while respecting its original charm.





Ground Floor
Approximate Floor Area
1375 sq. ft
(127.74 sq. m)



First Floor
Approximate Floor Area
1137 sq. ft
(105.63 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Shipdham

NORFOLK'S
LONGEST VILLAGE

Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from the Vendor



All Saints Church, Shipdham

“The move has transformed how we live, giving us the space and flexibility to work comfortably from home, something that has become invaluable.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///troubled.occupations.apron

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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