



Introducing  
South Pickenham

**SOWERBYS**

A Grade II listed three bedroom detached property surrounded by natural woodland, providing peace and tranquillity in abundance. Having undergone a renovation, the property retains its original character and offers versatile accommodation with multiple reception rooms and a ground floor shower room. Available unfurnished long term. Upon entering The Shooting Lodge, prospective tenants are welcomed into the boot room which leads to the ground floor accommodation. The shaker-style kitchen features a wealth of both cupboard and worktop units. The kitchen has a designated space for an electric oven, fridge/freezer, washing machine and dishwasher.

The Shooting Lodge benefits from three spacious reception areas across the ground floor. The dining room is accessible from the kitchen and provides adequate dimensions for a table of any size, perfect for entertainment and reception throughout all times of the day with the benefits of an operational wood-burner. The sitting room makes the perfect space to relax around the open fire and enjoy a picturesque aspect of the surrounding woodland. The conservatory is accessible from the sitting room and offers further impressive dimensions for any additional contents and furnishings.

The principal bedroom is located on the ground floor and offers extensive dimensions for all desired contents and furnishings. The principal bedroom is complemented by an en-suite featuring a walk-in shower, washbasin, WC and heated towel rail. Stairs located in the rear porch area lead prospective tenants to the first floor which is home to two double bedrooms and the family bathroom. Both the second and third bedrooms within the property are comfortable double rooms enjoying a woodland aspect with versatile dimensions for all desired contents and furnishings. The family bathroom features a bath, washbasin and WC.

The Shooting Lodge is approached via a sweeping gravel driveway leading to a parking area with ample space for up to eight vehicles. The driveway is home to a double garage

with electric supply in addition to multiple outhouses providing the perfect external storage space. The enchanting surrounding gardens feature a wealth of mature trees and shrubbery in addition to extensive turfed areas.

### **SOUTH PICKENHAM**

South Pickenham is a small village in mid Norfolk, located approximately 4.5 miles from Swaffham. Swaffham is a thriving and historic market town situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctor's surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

### **COUNCIL TAX**

Band E.

### **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.

### **AGENT'S NOTE**

Pets by negotiation.  
12 month initial tenancy.  
Unfurnished.  
Oil central heating.  
Available June 2026.

### **LOCATION**

What3words - [///caring.engineers.hampers](https://www.what3words.com/)



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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