



Introducing  
Colkirk Road, Whissonsett

**SOWERBYS**

Upon arrival at the cottage, prospective tenants are immediately welcomed into an entrance hall, which also houses a cloakroom with wash basin and WC, leading to the well-appointed ground floor accommodation.

Without doubt, the hub of this beautifully renovated home is the elegant open-plan living area, perfectly suited to both entertaining and everyday living. Featuring a wealth of cupboard and worktop space, the bespoke modern fitted kitchen is ideal for those looking to showcase their culinary skills. It is offered with an integral electric oven, hob and dishwasher, and provides space for a fridge freezer.

Flooded with natural light, the versatile dining area is complete with French doors opening onto a sun-kissed private rear patio. Home to an operational wood burner, the cosy sitting area provides an inviting space for relaxation during the autumnal and winter months. Completing the ground floor accommodation is a generous study, which could alternatively serve as a guest bedroom or home office, offering excellent flexibility for modern living.

Stairs from the entrance hall rise to the first-floor bedroom and bathroom accommodation.

The principal bedroom at Hamrow Cottage is a spacious double room benefitting from fitted cupboards, along with a luxury en-suite comprising a shower, wash basin and WC. This bedroom enjoys a charming outlook over the neighbouring countryside. Both the second and third bedrooms are also comfortable double rooms, well suited to traditional furnishings. Complementing the bedrooms, the family bathroom is fitted with a shower over the bath, wash basin, WC and heated towel rail.

Externally, the property is approached via a gravel driveway providing parking for up to six vehicles. The private enclosed garden features a low-maintenance lawn, an extensive patio area, a brick-built outhouse, an external utility room with plumbing in place for a washing machine, and a wealth of mature shrubbery.

Available now!

## WHISSONSETT

Nestled in the rolling countryside of Norfolk, Whissonsett is a peaceful village with a history stretching back to the Domesday Book, where it was recorded as 'Witcingkeseta.' Its charm is anchored by St Mary's Church, a 14th-century landmark notable for its rare late Saxon wheel-head cross. Nearby, the deserted medieval village of Godwick offers a glimpse into centuries past, with its preserved earthworks and church tower remnants.

The village sits close to the River Wensum, a chalk stream rich in wildlife, and the surrounding countryside offers scenic walking and cycling routes. Pensthorpe Natural Park is just a short drive away, providing gardens, trails, and abundant birdlife for visitors to enjoy.

Whissonsett has a strong sense of community, with its village hall hosting local events and clubs, and its efforts to maintain the village's beauty recognised with awards such as Best Kept Village. Nearby Fakenham offers shops, dining, and Fakenham Racecourse, while Norwich lies just 23 miles away, providing convenient access to the city.

Whether drawn by history, nature, or village life, Whissonsett offers a serene and captivating slice of Norfolk countryside.

## AGENTS NOTE

Pets allowed.  
Unfurnished.  
Available now.  
Oil central heating.  
12 month initial tenancy.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. 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: ///reliving.chap.forks





# SOWERBYS

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