



THE STORY OF

# The Old Post Office Stores

*Southburgh, Norfolk*

**SOWERBYS**



THE STORY OF

# The Old Post Office Stores

Southburgh, Thetford, Norfolk  
IP25 7SU

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Detached Period Cottage Within a  
Quiet West Norfolk Village Setting

Self-Contained Annexe/Barn Offering  
Versatile Accommodation

Multiple Reception Rooms Providing  
Flexible Living Space

Blend of Character Features and Practical Layout

Ideal For Multi-Generational  
Living or Home Working

Garage And Generous Off-Road Parking

Private Plot Enhancing Space and Independence

Short Drive to the Historic  
Market Town of Hingham

Accessible To Countryside Walks  
and Open Norfolk Landscapes

Adaptable Home Suited to  
Evolving Family Lifestyles

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**SOWERBYS DEREHAM OFFICE**

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Set within the peaceful west Norfolk village of Southburgh, The Old Post Office Stores is a detached period cottage that combines heritage character with adaptable living, just a short distance from the historic market town of Hingham.

The setting offers a genuine sense of rural calm while remaining well connected. Hingham provides everyday amenities, independent shops and schooling, ensuring convenience without compromising the appeal of village life. The surrounding countryside delivers open views, quiet lanes and a strong community atmosphere that defines this part of Norfolk.

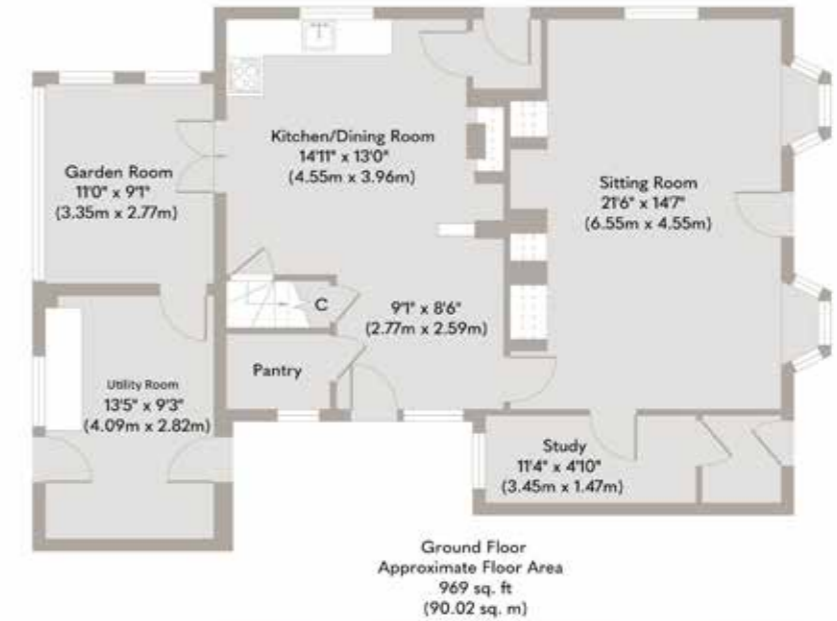
Internally, the cottage retains its charm through traditional proportions and period detailing, reflecting its origins while accommodating modern expectations. Multiple reception rooms create flexibility rarely found in homes of this nature, allowing space for formal entertaining, relaxed family living or dedicated home working. The layout adapts easily as needs evolve, offering both comfort and practicality.

A particularly valuable feature is the self contained annexe or barn. Separate from the main house, it presents excellent potential for multi generational living, guest accommodation, workspace or supplementary income, subject to any necessary consents. It enhances the overall versatility of the property while preserving privacy.

Outside, a garage and off road parking support day to day ease, and the detached plot reinforces the sense of independence and space.

The Old Post Office Stores presents an opportunity to acquire a characterful village home that balances cottage appeal with flexibility, perfectly suited to modern rural lifestyles.





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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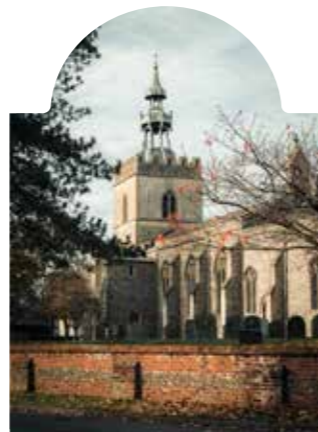
# Southburgh

SERENITY, HISTORY, COMMUNITY,  
AND COUNTRYSIDE ADVENTURES

The Breckland village of Southburgh is located 15 miles south west of the city of Norwich and is close to the villages of Reymerston, Hingham and Shipdham. Southburgh church, St Andrew, has a distinctive tower and spire that stands proud above the trees and is a welcoming church, open for worship. It should be noted that there are superb off-road horse riding facilities in the area.

Norwich, located 15 miles from Southburgh, is an ancient city steeped in a millennium of history. It has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

The nearby village of 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.



## Note from Sowerbys



“A detached period cottage where character and comfort sit naturally together”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

To be confirmed.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///tour.blotchy.pounce

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# SOWERBYS

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