



INTRODUCING

# Thimble Cottage

*West Bilney, Norfolk*

# SOWERBYS



THE STORY OF

# Thimble Cottage

West Bilney, Norfolk  
PE32 1HP

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Charming Victoria Cottage Dating to Circa 1850

Extended and Renovated Over 26  
Years by Current Owners

Three Double Bedrooms, Including  
En-Suite to Principal Suite

Elegant Country-Style Kitchen with Dining Space  
Character Features Throughout

Peaceful Setting Backing onto Open  
Fields with Changing Views

Extensive Gardens Cottage Gardens  
with Private Seating Areas and Potential  
to Build an Annexe (STPP)

Generous Off-Road Parking to the Front

Easy Access to King's Lynn, Norwich,  
and the North Norfolk Coast

Idyllic Rural Lifestyle with Strong  
Commuter Connection

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Each year bring different fauna and a new rhythm to the landscape. It's like living next to a living painting.



There's a timeless charm to Thimble Cottage - a sense that this is a home with stories to tell and memories held within its walls. Built circa 1850 as one of a row of traditional farmworkers' cottages, it has since evolved into a warm, welcoming home, extended and renovated with care by the current owners over the past 26 years.

The cottage enjoys a beautifully private setting, backing directly onto open fields - a natural canvas that changes with the seasons.

Inside, the interiors exude character. Exposed beams, a wood-burning stove, original enamel bath, and hand-crafted details create a sense of quiet elegance and rural authenticity. The solid oak flooring in the hallway and living room, alongside original floorboards upstairs, adds warmth and timeless charm throughout.

Yet it's the flow of the home that makes it special. Spacious and practical, every room feels connected to the land outside - whether it's watching the sun rise over the garden from the kitchen window or curling up by the fire on a winter's evening.

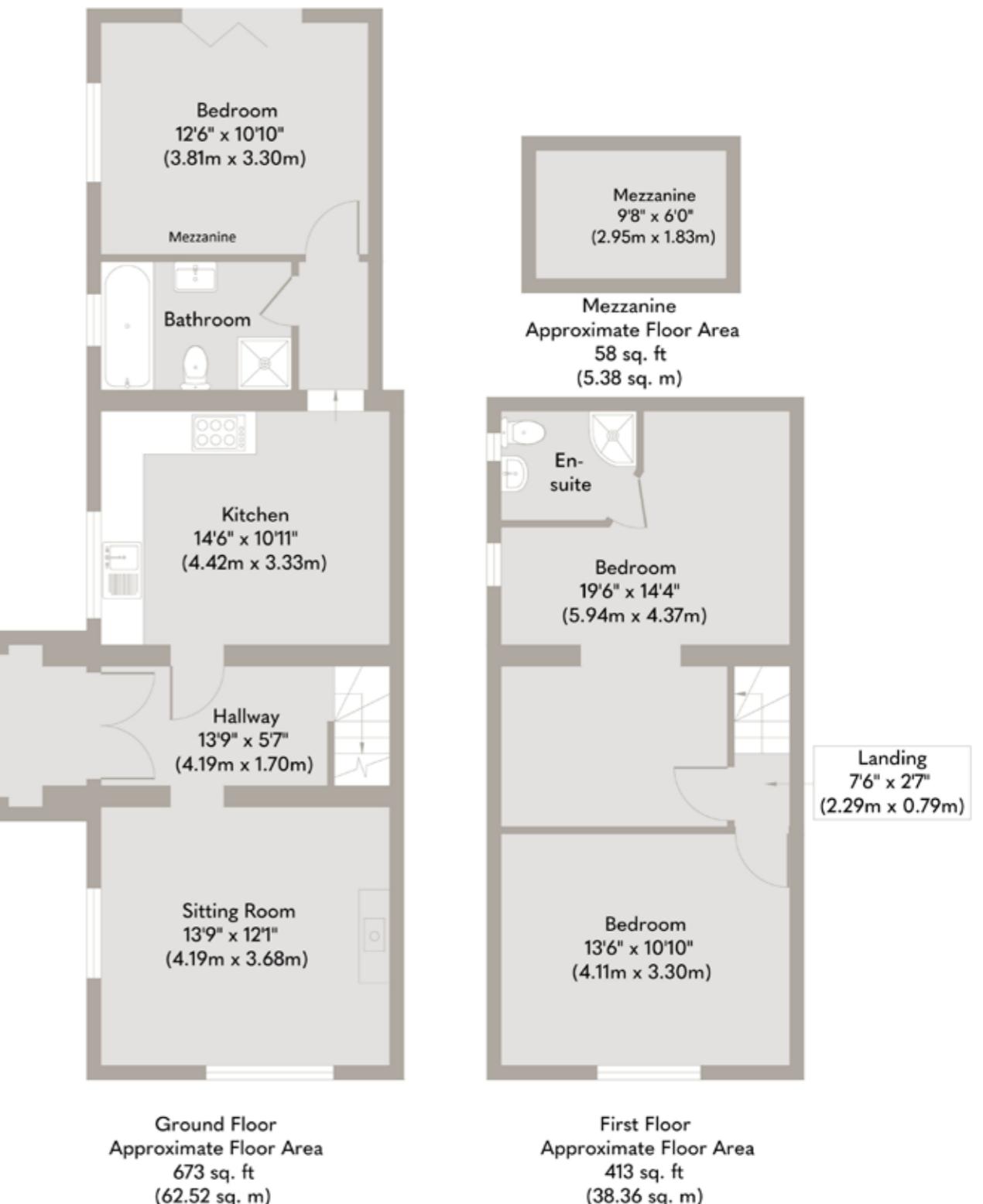
While it feels deeply rural, the location offers the best of both worlds. With excellent commuting links and easy access to King's Lynn, Norwich, and the North Norfolk coast, the cottage is a perfect base from which to enjoy both town and country.

Weekends have often meant exploring the coastal villages and sandy beaches that Norfolk is known for. After more than two decades, this much-loved home is ready for its next chapter - and for new owners to enjoy the lifestyle and soul that make Thimble Cottage so special.



Living here has offered excellent commuting links, easy access to nearby cities and wonderful beaches.





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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# West Bilney

A TIMELESS VILLAGE SURROUNDED  
BY UNSPOILT NORFOLK LANDSCAPE

With its rural setting and strong sense of heritage, West Bilney is a quietly appealing Norfolk village, valued for its peaceful atmosphere and connection to the county's long and layered history.

At the heart of the village stands the medieval Church of All Saints, a Grade I listed building dating back to the 14th century. Constructed largely from local flint, the church is noted for its impressive tower and well-preserved interior, offering a tangible link to centuries of village life and worship. The surrounding churchyard and open countryside reinforce the village's timeless, unspoilt character.

West Bilney lies just a short distance from the market town of King's Lynn, approximately six miles to the west. Rich in maritime history, King's Lynn offers a wide range of amenities, including independent shops, historic buildings, restaurants and cultural attractions, alongside excellent transport links to Cambridge and London via its mainline railway station.

The village also sits close to the River Nar and the edge of the Nar Valley, an Area of Outstanding Natural Beauty known for its rolling countryside, chalk streams and abundant wildlife. Nearby walks and bridleways weave through farmland and woodland, making the area particularly attractive to those who enjoy the outdoors.

To the north-east lies the Sandringham Estate, one of Norfolk's most celebrated landmarks and the private country retreat of the Royal Family. Its parkland, gardens and woodland walks add to the appeal of the wider area, while reinforcing West Bilney's position within one of the county's most scenic and historically significant settings.



## Note from Sowerbys



“A kitchen where morning light and countryside views set the tone for the day.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 1800-2363-0922-4528-3963

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: ///decays.defining.reverted

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# SOWERBYS

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