



THE STORY OF

The Cottage

Stoke Ferry, Norfolk

SOWERBYS



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The Cottage

High Street, Stoke Ferry, Norfolk
PE33 9SF

17th-Century Period Cottage

Available with No Onward Chain

Three Double Bedrooms with
Individual Character

Two Distinct Reception Rooms
Including Inglenook Fireplace

Wealth of Original Features
Including Exposed Beams

Farmhouse-Style Kitchen with Garden Views

Light-Filled Garden Room with
French Doors to Terrace

Separate Study/Library Ideal for Home Working

Generous, Mature and Well-Established Garden

Off-Street Parking and Garage

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There is an immediate sense of quiet heritage on arrival, a home shaped gently over centuries and now offering a considered balance between period character and modern comfort. Believed to date from the early 17th century and carefully restored, The Cottage presents with an ease and authenticity that is increasingly rare.

Inside, the atmosphere is warm and inviting, with a natural flow between spaces that feels both practical and reassuring. Two reception rooms provide versatility for everyday living. One is centred around a striking inglenook fireplace, creating a natural focal point for slower evenings and relaxed gatherings, while the second offers a more informal setting, ideal for conversation, reading or entertaining. Throughout, exposed beams and original features add texture and depth, grounding the home in its history without overwhelming the sense of light and comfort.

The kitchen has a timeless farmhouse quality, designed for both daily use and more leisurely moments. It enjoys views across the garden, bringing a connection to the outside that shifts beautifully with the seasons. Beyond, the garden room is filled with natural light, its French doors opening directly onto the terrace to create an easy relationship between house and garden. Whether used for morning coffee, summer dining or simply as a place to sit and unwind, it is a space that adapts effortlessly throughout the year.

A separate study or library provides a welcome retreat, well suited to home working or quiet relaxation, while the ground floor bathroom is generous in scale and thoughtfully appointed.



From fireside evenings to sunlit mornings in the garden room, life here unfolds with ease.





Upstairs, three double bedrooms offer calm and comfortable accommodation, each with its own character and outlook across the surrounding setting. A well-finished shower room serves the first floor, ensuring both practicality and cohesion in design.

Outside, the garden has been carefully cultivated to provide a private and established environment. Mature planting and deep borders create colour, structure and interest across the seasons, while areas of lawn offer space for both entertaining and everyday enjoyment. During warmer months, doors remain open and the garden becomes a natural extension of the living space.

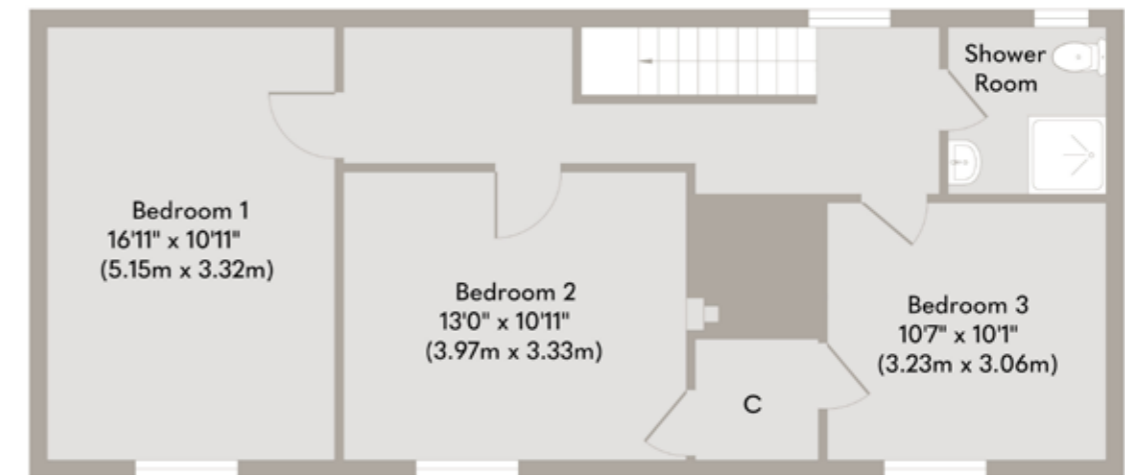
Practical elements are equally well considered, with off-street parking and a garage providing convenience alongside the home's character.

Available with no onward chain, this is a house that carries its history lightly while supporting a relaxed, modern way of living. Every space has been shaped with care, resulting in a home that feels both enduring and entirely comfortable, a place to settle into and enjoy over time.

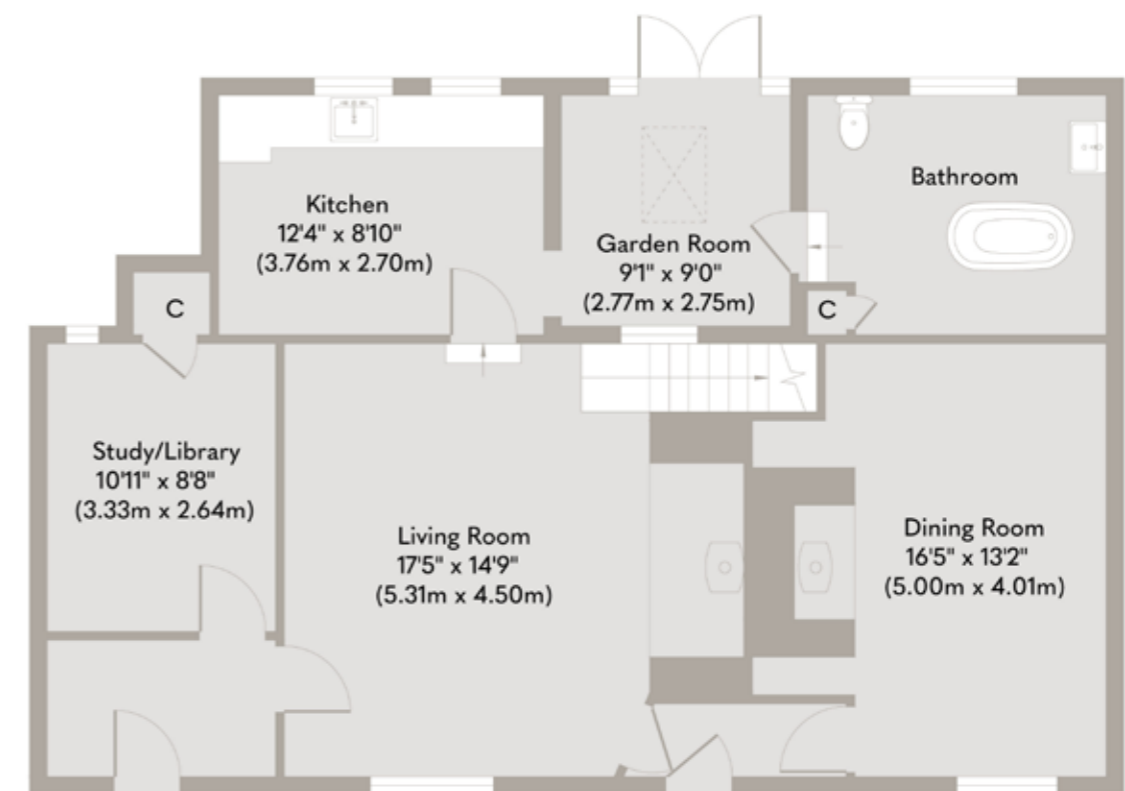


An inviting home that feels as welcoming in winter as it does in summer.





First Floor
Approximate Floor Area
660 sq. ft
(61.31 sq. m)



Ground Floor
Approximate Floor Area
977 sq. ft
(90.76 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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Stoke Ferry

RIVERSIDE LIVING,
RURAL EASE.

Positioned along the banks of the River Wissey, Stoke Ferry is a well-served village offering an appealing balance of rural tranquillity and everyday convenience. Surrounded by open countryside, it provides a relaxed pace of life while remaining well connected to nearby towns.

Within the village, essential amenities are close at hand, including a well-stocked shop and post office, while Stoke Ferry Primary School is a valued part of the local community. The historic Stoke Ferry Bridge continues to act as a focal point, offering picturesque views across the river.

For dining, The Blue Bell Stoke Ferry is a popular choice, known for its welcoming atmosphere and traditional pub fare. A short drive away, The Crown Inn Mundford offers a more contemporary dining experience, widely regarded within the area.

Outdoor pursuits are a key part of life here, with Thetford Forest providing miles of walking and cycling routes, alongside family-friendly facilities at High Lodge Thetford Forest. The surrounding countryside and riverside walks offer further opportunity to explore.

The nearby market town of Downham Market provides a wider range of amenities, including supermarkets, independent shops and a mainline rail service to Cambridge and London, while Norwich offers extensive shopping, dining and cultural attractions.

Combining countryside charm with practical convenience, Stoke Ferry remains an increasingly popular choice for both permanent living and weekend retreat.



Note from Sowerbys



“A timeless cottage offering a lifestyle as considered as its surroundings.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0427-3060-1204-1216-8200

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: ///bands.situation.freshen

AGENT'S NOTE

This property is situated within a conservation area. The property benefits from a pedestrian right-of-way through the garden of a neighbouring property to the rear.

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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