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THE STORY OF

2 Greenhaven

Sedgeford, Norfolk

SOWERBYS



THE STORY OF

2 Greenhaven

Cole Green, Sedgeford
Norfolk, PE36 5LS

Beautifully Remodelled and
Refurbished Character Cottage

Popular Location

Light and Spacious Open-Plan Accommodation

French Doors Opening onto the Rear Garden

Two Well-Proportioned Bedrooms

Stylish Modern Bathroom

Private and Fully Enclosed Rear Garden

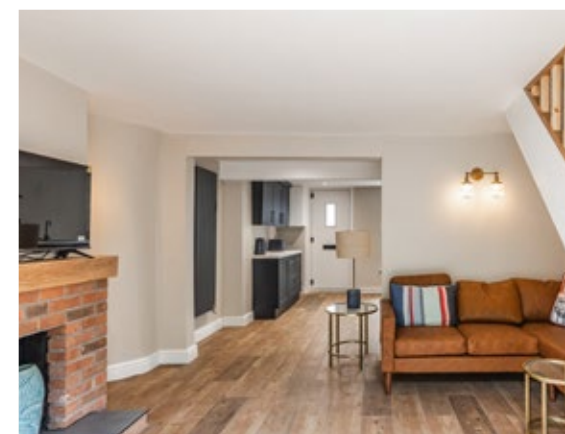
Ideal for First-Time Buyers, Downsizers
or as a Holiday Retreat

No Onward Chain

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Beautifully remodelled and refurbished by the current owners, this charming character cottage perfectly blends period appeal with contemporary living.

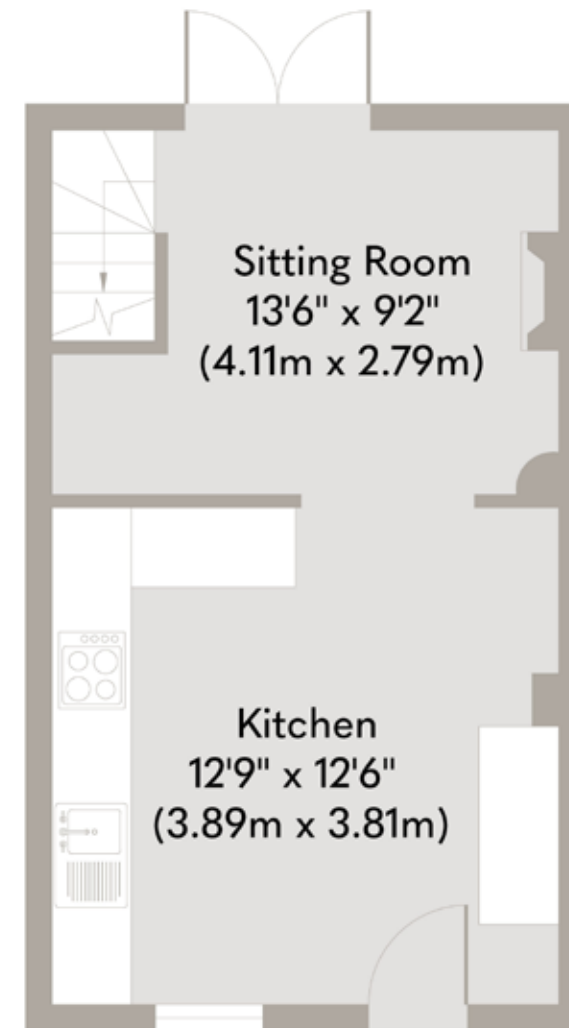
Thoughtfully redesigned to create a light and spacious open-plan layout, the property centres around an impressive kitchen/dining room that flows seamlessly into the welcoming sitting room. French doors open directly onto the enclosed rear garden, creating an ideal setting for both everyday living and entertaining. The owners describe this as “an open, welcoming space for the whole family to enjoy,” with modern amenities throughout and the reassurance that the extensive renovations have taken care of future maintenance concerns.

Upstairs, the first floor comprises two well-proportioned bedrooms and a stylish family bathroom, finished to a high standard. The vendors particularly appreciate the relocated first-floor bathroom, which they say has made family life “far more convenient,” while the bedrooms have comfortably accommodated their family of four.

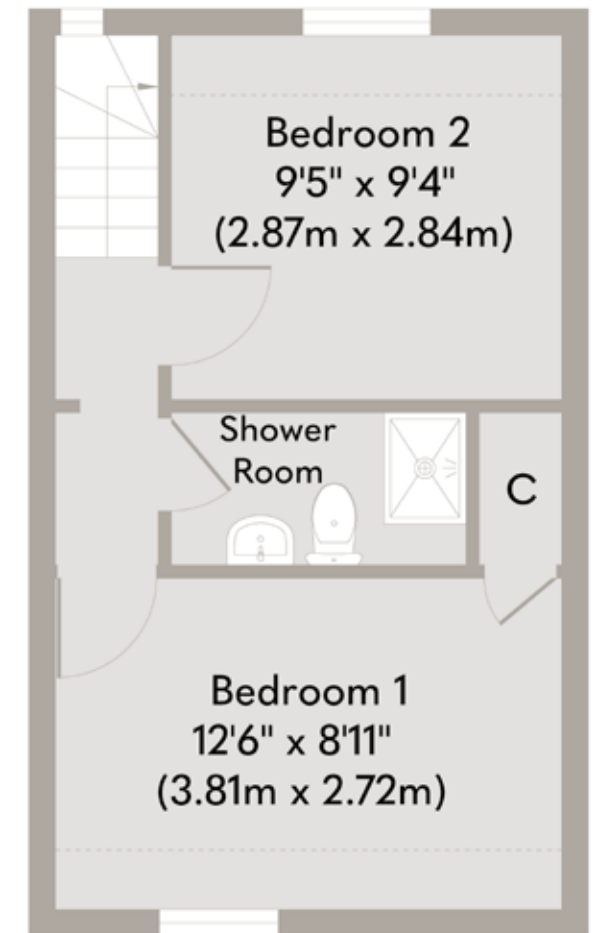
Outside, the enclosed rear garden provides a private and tranquil retreat, enjoying plenty of sunshine throughout the summer months. Whether relaxing with a glass of wine, hosting family and friends for a barbecue, or simply unwinding while dogs enjoy the garden, it is a wonderfully peaceful outdoor space.

Set within one of North Norfolk’s most sought-after villages, the cottage offers the perfect balance of tranquillity and convenience. The owners have especially enjoyed exploring the surrounding Norfolk lanes, taking quiet back roads to the coast and Burnham Market, while avoiding the busier holiday routes. Another favourite is the village pub, just “a sixty-second walk from door to door,” which has become an even greater asset following its recent refurbishment.





Ground Floor
Approximate Floor Area
281 sq. ft
(26.10 sq. m)



First Floor
Approximate Floor Area
281 sq. ft
(26.10 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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Sedgeford

DISCOVER COASTAL CHARM AND
RICH HERITAGE

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



French doors open to rear garden

“The improvements have completely modernised the property, creating an open and welcoming home with little future maintenance to worry about.”



SERVICES CONNECTED

Mains water and electricity. Electric heating. Drainage via cess pit.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 6700-1807-0822-4394-3543

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: [///pictures.detergent.educates](https://www.what3words.com/pictures.detergent.educates)

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SOWERBYS

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