



THE STORY OF

1 Smithy Houses

Thompson, Norfolk

SOWERBYS



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Tottington Road, Thompson, Norfolk
IP24 1PU

Offered Chain Free

Characterful Two Bedroom Cottage

Popular Village Location within
Easy Reach of Amenities

Multiple Reception Spaces Offering
Versatile Accommodation

Original Wooden Beam and Brick Features

Ground Floor Shower Room and
First Floor Bathroom

Scope and Potential to Update Internally

Large Light Filled Conservatory

Garage and Off Road Parking

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Offered to the market with no onward chain, 1 Smithy House presents an excellent opportunity to acquire a characterful two-bedroom cottage in the well-regarded Norfolk village of Thompson. The accommodation extends to over 1,200 sq. ft. and is notably versatile, with multiple reception areas providing flexibility for modern living. Whether utilised as separate sitting and dining spaces, a home office, hobby room or family areas, the layout offers adaptability to suit changing lifestyle requirements. The property also benefits from the practicality of both a ground floor shower room and a first floor bathroom.

A particular feature of the home is the impressive conservatory, which adds a substantial additional reception space which overlooks the garden. The cottage also contains a lot of original features, such as exposed wooden beams, bricks and stable doors.

Externally, the property benefits from a garage and off-road parking, a valuable feature within a village location. The outside space complements the accommodation and provides scope for buyers to enhance and enjoy the property further.

The cottage has been well cared for and offers excellent potential for buyers wishing to update and tailor the interiors to their own style and preferences. The combination of a flexible layout, generous room sizes and future potential makes this an appealing proposition for those seeking a home with both character and opportunity.

Thompson is a popular Norfolk village surrounded by attractive countryside yet remains conveniently placed for access to a range of amenities and services in nearby Watton and Thetford. The village location offers a balance between rural living and everyday convenience, with road links providing access to the wider region.

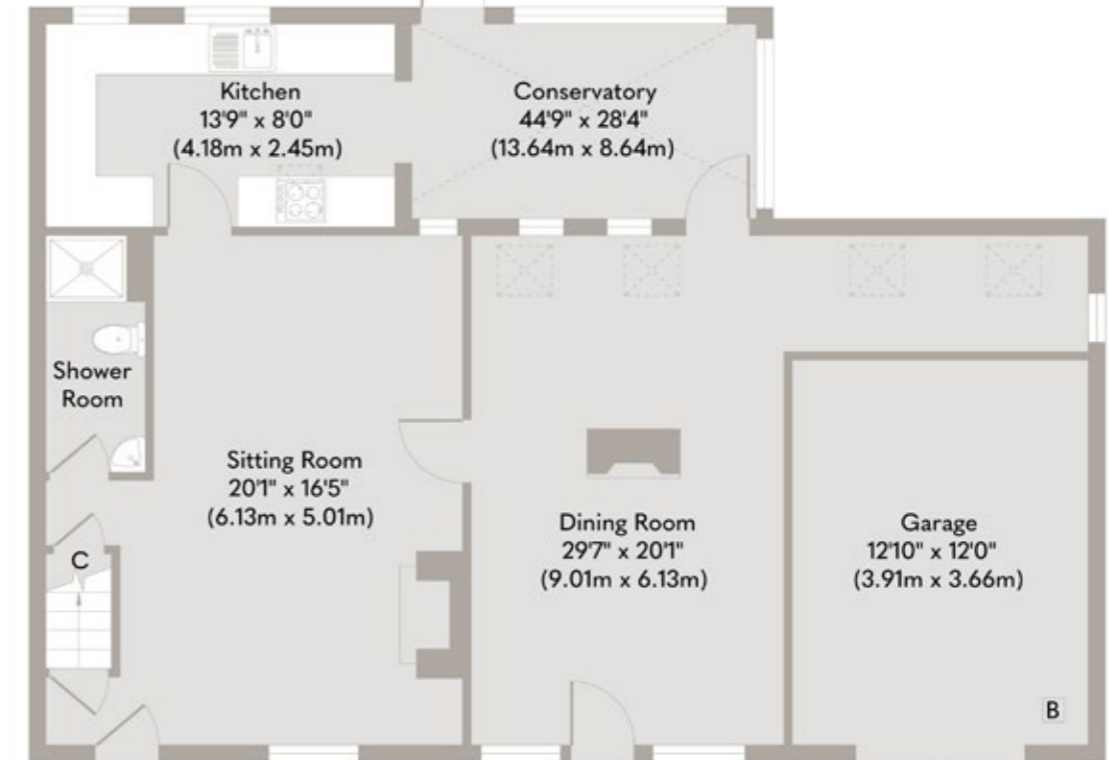


A characterful village cottage combining traditional charm with versatile living spaces.





First Floor
 Approximate Floor Area
 330 sq. ft
 (30.63 sq. m)



Ground Floor
 Approximate Floor Area
 872 sq. ft
 (81.05 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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Thompson

QUIETLY RURAL,
PROUDLY NORFOLK

A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender's Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run.

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office, veterinary surgery and sports centre. Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows. Just outside the town you'll find Loch Neaton and Wayland Wood, the site of the children's tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from Sowerbys



“Quieter living
in a desirable
Norfolk village.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 3114-7196-9002-0409-9102.

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: ///greet.skid.pacifist

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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