



THE STORY OF

Kings Cottage

Marham, Norfolk

SOWERBYS



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Kings Cottage

Marham, Norfolk
PE33 9HP

Four Bedroom Detached Home

Character Features Including
Exposed Beams and Fireplaces

Spacious Open-Plan Living at
the Heart of the Home

Light-Filled Garden Room with French Doors

Cosy Sitting Room Ideal for Relaxing Evenings

Ground-Floor Bedroom for Multi-
Generational Living

Flexible Layout Suited to Modern Family Life

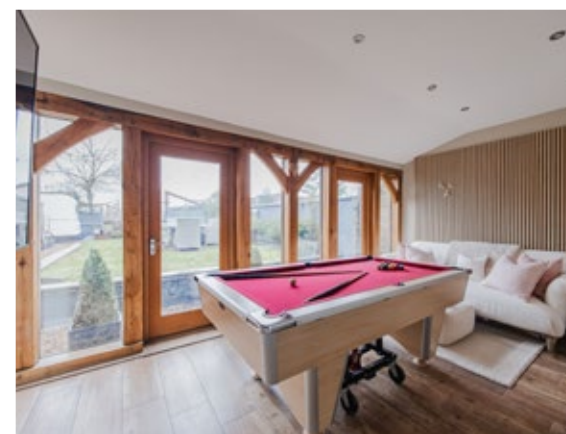
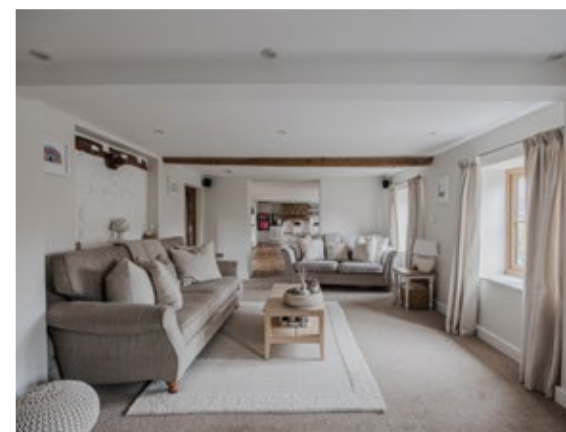
Peaceful Village Setting with
Strong Community Feel

The Vendors have Found an
Intended Onward Property

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Set within the well-regarded village of Marham, Kings Cottage is a home shaped by its past and thoughtfully adapted for modern living, offering a lifestyle that feels both grounded and unhurried.

Formerly the village shop and post office, known locally as King Stores, the house carries a real sense of place. Subtle reminders of its history remain, from characterful architectural details to the driveway, where the original fixings of an old petrol pump can still be seen - a quiet, authentic link to its role within the village many years ago.

Inside, the house immediately feels generous and welcoming. Period features such as exposed beams and fireplaces sit comfortably alongside a layout that works beautifully for contemporary family life.

The open-plan living space has been created by the current owners and has become the natural centre of daily life - a space that encourages time together, whether that's busy family mornings or relaxed evenings with friends with a sense of timeless warmth from the stunning oak frames.

Alongside this, a separate sitting room provides a more enclosed and cosy setting, ideal for quieter moments, film nights or games. The garden room is a particular highlight; light-filled and calm, with French doors opening directly onto the outside, it's a space the owners return to again and again, especially when the doors are open and the sounds of the village drift in.

A highly valuable addition is the ground-floor bedroom wing and accompanying rooms, which has proved invaluable for multi-generational living. It offers independence and flexibility while remaining connected to the main house, making it equally suitable for extended family, guests or longer-term home working, with flexible uses such as a study or games room.

The first floor continues the sense of balance and comfort, with well-proportioned bedrooms that feel peaceful and practical. The principal bedroom enjoys its own en-suite, while the remaining bedrooms are served by a family bathroom, creating an arrangement that works effortlessly for both family life and visitors.

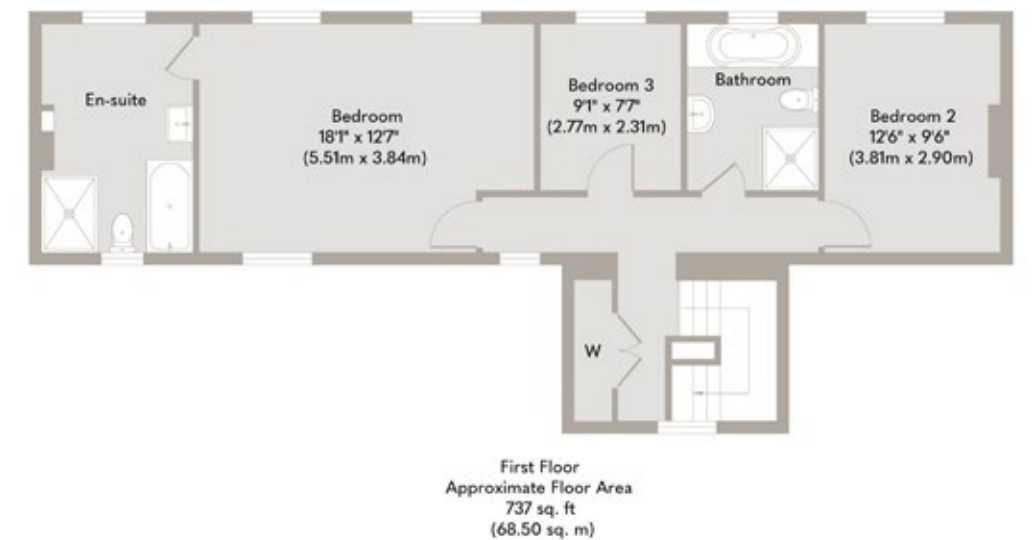
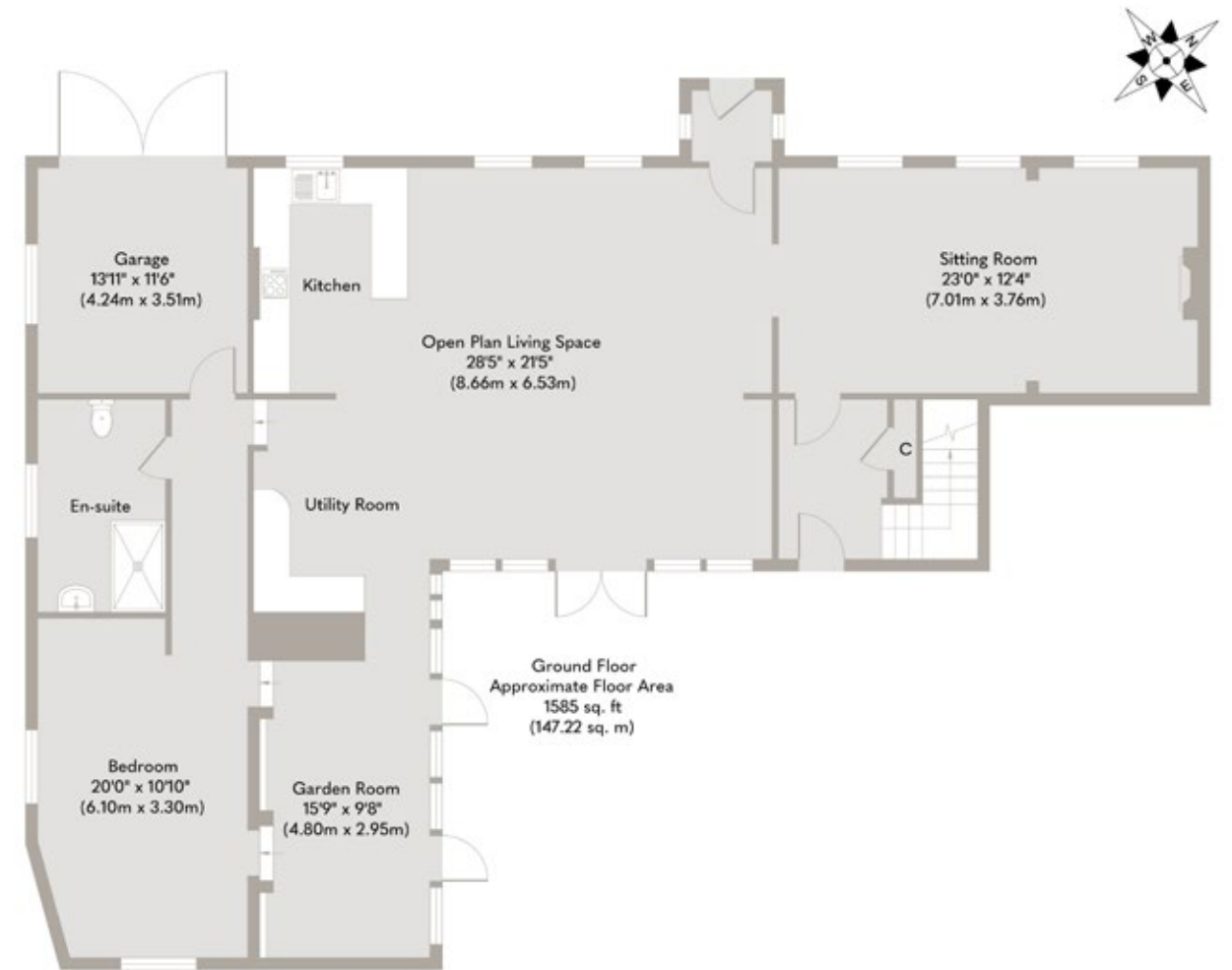
Life beyond the house is equally appealing. Marham has a strong sense of community and a welcoming village atmosphere, something the current owners have truly valued. Walking routes begin almost from the front door, offering easy access to open countryside, while trips further afield often lead to Wells-next-the-Sea - a favourite for coastal walks and fish and chips by the harbour.

For the owners, the move here marked a shift towards a more relaxed pace of life, with greater space, flexibility and connection to both community and countryside. Spacious, characterful and calm, Kings Cottage is a home that supports the way people really live - offering history, comfort and a genuine sense of belonging.





Moving here has brought a more relaxed pace of life, with the home's functionality and flexibility enhancing our day-to-day family living.



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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Marham

TRANQUIL VILLAGE LIVING, WELL CONNECTED

Tucked away in the scenic Nar Valley, Marham is a peaceful yet well-connected Norfolk village that offers a wonderful balance of rural living and everyday convenience. Surrounded by gently rolling countryside and big skies, it's the kind of place where life moves at a gentler pace — perfect for those seeking space, fresh air, and a strong sense of community.

At the heart of the village is a collection of useful amenities, including a local shop and post office, a doctor's surgery, hairdresser, and ATM, along with several food outlets such as Subway, a Chinese takeaway, and a pizza and kebab shop. The village green and social and bowls clubs bring residents together regularly, supported by an active residents' association that helps foster a friendly, neighbourly feel.

Just a short drive away, the bustling market town of King's Lynn offers a wider selection of shops, restaurants, historic buildings, and cultural venues, as well as a mainline train station with direct services to Cambridge and London King's Cross — making commuting or day trips straightforward. For everyday essentials and boutique shopping, the nearby town of Downham Market offers a thriving high street and also has its own rail station. To the east, Swaffham adds even more variety with its historic charm and regular markets.

For those who love the outdoors, the location couldn't be better. Walks from your doorstep lead up into the hills with far-reaching views over the Nar Valley, and nearby attractions such as Castle Acre, Oxburgh Hall, Stow Hall Gardens, and Westacre Theatre provide weekend inspiration. The Norfolk coast and countryside are also within easy reach for longer adventures.



Note from the Vendor



“Our home is spacious, characterful and calm..”



SERVICES CONNECTED

Mains water and electricity. Heating via LPG tank and log burner. Private drainage to septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8263-7522-4670-9725-0992

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: ///batches.worksheet.fight

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SOWERBYS

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