



S

THE STORY OF

Cosy Cot

Mattishall, Norfolk

SOWERBYS



THE STORY OF

Cosy Cot

Welborne Road, Mattishall, Dereham
Norfolk, NR20 3LJ

Charming Period Cottage with an
Abundance of Character

Occupying a Generous and Mature Plot

An Excellent Opportunity to
Modernise and Add Value

Spacious Gardens Offering Privacy and Potential

Scope to Extend or Reconfigure,
Subject to Planning Permission

Peaceful Village Setting in the
Popular Village of Mattishall

Close to Local Amenities, Schooling
and Countryside Walk

Easy Access to Dereham, Norwich and the A47

Ideal for Buyers Seeking a Renovation Project

A Rare Opportunity to Create a
Bespoke Norfolk Village Home

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Tucked away within a generous plot in the heart of Mattishall, Cosy Cot is a charming period cottage offering an exciting opportunity to create a truly special Norfolk home. Full of character and surrounded by mature gardens, it provides the perfect canvas for those looking to modernise while preserving its timeless appeal.

The cottage has been well cared for over the years but would now benefit from updating throughout, allowing a new owner to put their own stamp on every room. Original features and a traditional layout provide plenty of scope to blend period charm with contemporary living.

Outside, the substantial plot is undoubtedly one of the property's standout features. Expansive lawns, established trees and mature planting create a wonderful sense of privacy and space, with endless potential for landscaping, extending (subject to the necessary permissions) or simply enjoying the peaceful surroundings.

Mattishall remains one of Norfolk's most sought-after villages, offering a strong sense of community alongside everyday amenities including a village shop, public house, primary school and doctors' surgery. The market town of Dereham is just a short drive away, while Norwich is easily accessible for commuters.

Whether you're searching for a renovation project, a forever home with room to grow or a cottage bursting with potential, Cosy Cot presents a rare opportunity to create something truly special in an enviable village setting.



A traditional layout provides plenty of scope to blend period charm with contemporary living.





Floor plan to come.



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.

Copyright V360 Ltd 2026 | www.houseviz.com

Mattishall

A POPULAR AND WELL-SERVED
VILLAGE

The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town of Dereham.

The village has a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, fish and chips takeaway, hairdressers and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre. In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from Sowerby's



“Expansive lawns, established trees and mature planting create a wonderful sense of privacy and space.”



SERVICES CONNECTED

Mains electricity and water.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///froth.flock.intention

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

