



THE STORY OF

19 Pockthorpe Lane

Thompson, Norfolk

SOWERBYS



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19 Pockthorpe Lane

Thompson, Norfolk
IP24 1PN

Offered Chain Free

Recently Renovated and Improved Throughout

Situated on 1/4 Acre Private Plot (STMS)

Four Double Bedrooms, Two
of Which are En-Suite

Stylish Open Plan Kitchen/Dining
Room Overlooking Garden

Ample Off Road Parking and Single Garage

Popular, Quiet Village Location

Easy Access to Watton Town Centre Amenities

SOWERBYS WATTON OFFICE

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19 Pockthorpe Lane is a recently renovated and improved four-bedroom detached bungalow, occupying a private plot of approximately quarter of an acre (subject to measured survey) in the popular Norfolk village of Thompson. The property combines a practical, well-connected layout with generous outdoor space, making it particularly well suited to buyers looking for a substantial single-storey home with the flexibility to accommodate family life, working from home and visiting guests.

The accommodation has been thoughtfully improved throughout and provides a good balance of shared and private space. At the heart of the property is the stylish open-plan kitchen and dining area, which provides a generous setting for everyday living and entertaining while making the most of the outlook towards the garden. The layout gives the home a natural central hub, with plenty of room for a dining table and comfortable seating alongside the kitchen.

There are four double bedrooms, providing considerably more flexibility than is often found in a bungalow of this type. Two of the bedrooms benefit from en-suite facilities, while the remaining accommodation is served by additional bathroom facilities. The bedroom arrangement also lends itself well to different requirements over time, whether that means dedicated guest accommodation, children's rooms, a home office or simply having additional space available when needed.

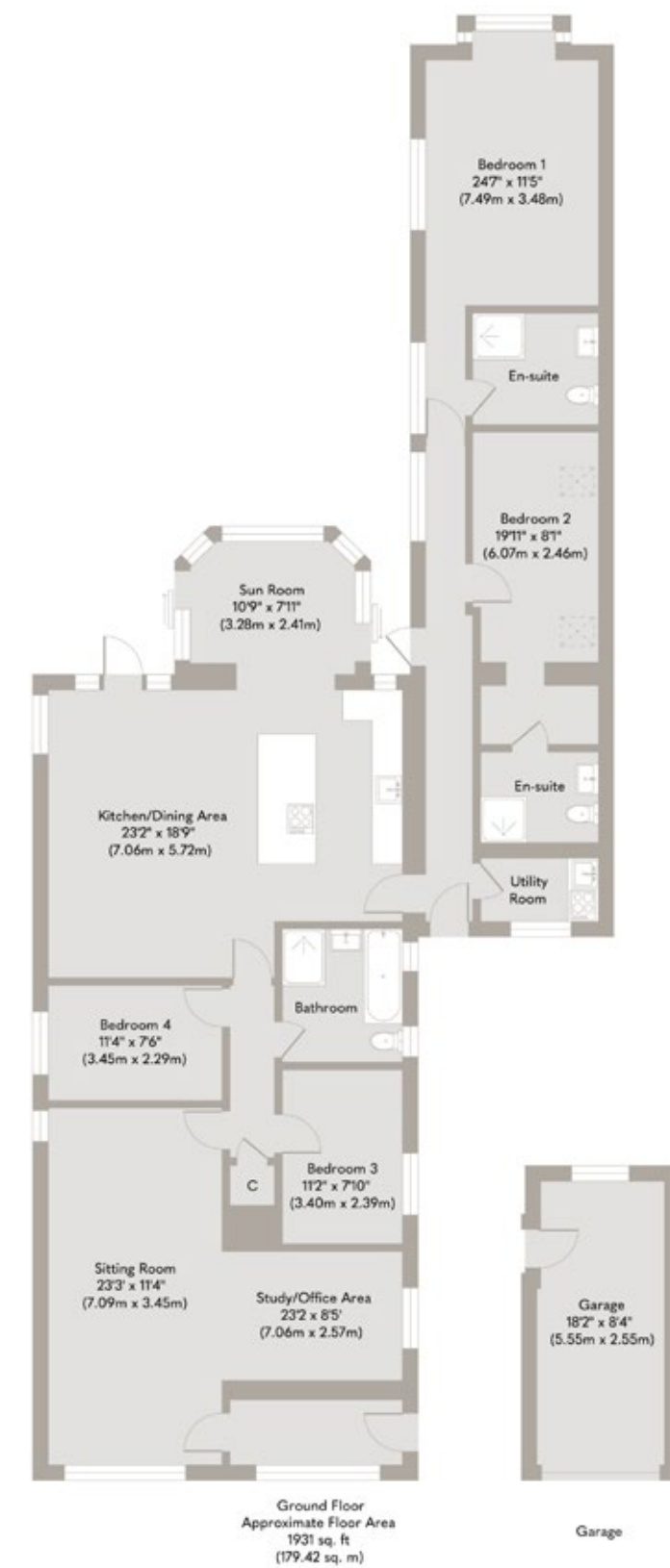
The property also benefits from a separate living room and a useful study/office area, giving occupants the option to keep quieter activities away from the main kitchen and dining space. A further sunroom provides an additional area to enjoy the garden and can be used in a variety of ways depending on the needs of the household.

Outside, the quarter-acre plot is a particularly important feature of Windybottom. The private garden provides space for outdoor dining, entertaining, gardening and recreation, while also giving the property a degree of privacy that is increasingly difficult to find. There is ample off-road parking to the front, together with a single garage, providing useful storage and practical space for vehicles, bikes and equipment.



A home designed for
easy, single-storey living,
with space to gather,
retreat and make your
own.





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



“At its heart, the open-plan kitchen and dining space creates a natural place to cook, gather and spend time together.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0370-2589-3250-2724-3855

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: ///interrupt.appraised.tiptoes

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SOWERBYS

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