



THE STORY OF

2 East Hall Farm Cottages

Sedgeford, Norfolk

SOWERBYS



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2 East Hall Farm Cottages

Docking Road, Sedgford, Norfolk
PE36 5LL

Exclusive Private Estate Setting
in Unique Location

Far- Reaching Countryside Views

Charming Character Cottage

Thoughtfully Extended Accommodation

Striking Feature Fireplace

Separate Dining Room

Versatile Snug/Ground Floor Bedroom

Impressive Garden Room

Three Bedrooms and Family Bathroom

Landscaped Gardens

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



Nestled away within an exclusive private estate, this charming character cottage has been thoughtfully extended to provide spacious and versatile accommodation, all while enjoying breathtaking far-reaching views across open countryside.

Beautifully presented throughout, the property combines period charm with modern comforts. The light and airy sitting room is a welcoming space, featuring a striking fireplace that creates the perfect setting for cosy evenings.

A separate dining room provides an ideal space for entertaining, while the versatile snug offers flexibility as a second reception room or ground floor bedroom. The modern family kitchen, complete with exposed beams, is well-appointed and full of character, complemented by a practical utility/shower room. The impressive garden room is a wonderful addition, providing a tranquil space to relax and enjoy the surrounding views throughout the seasons. A well-appointed family bathroom completes the ground floor accommodation.

To the first floor are three delightful bedrooms, each enjoying picturesque views over the surrounding countryside, creating peaceful retreats filled with natural light.

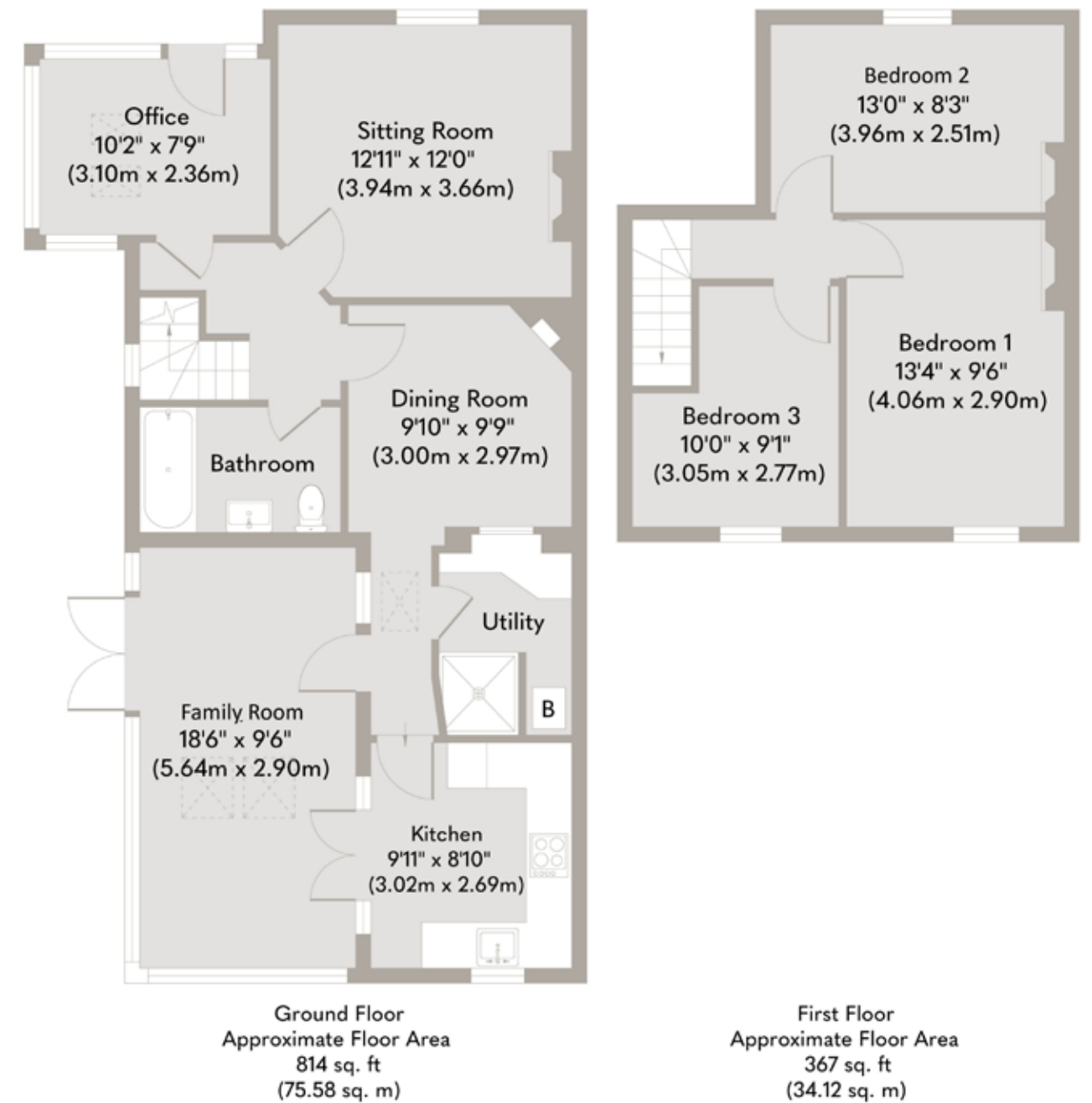
Outside, the property is set within a generous, beautifully maintained garden, predominantly laid to lawn and enhanced by an abundance of mature shrubs and planting. The stunning far-reaching views across neighbouring farmland provide an idyllic backdrop, making this a truly special setting for outdoor entertaining, family life, or simply enjoying the peace and tranquillity of the location.

This delightful cottage offers a rare opportunity to acquire a character home in a highly private estate, combining charm, generous living space and exceptional countryside views.



There is a lovely balance
between the cottage's
original character
and the comfort of its
modern additions.





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 Sowerbys



Countryside views

“The far-reaching countryside views create a wonderful sense of peace and escape.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9877-3064-1203-6506-5204

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: ///initiated.chimp.relief

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

