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**Rose Cottage, Watery Lane, Grimston, King's Lynn, PE32 1BQ**

Offers in the Region of  
**£195,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

**OFFERED TO CASH BUYERS ONLY!!!**

Tucked away amongst rolling fields in one of the most picturesque corners of West Norfolk, Rose Cottage is a true delight, an enchanting blend of timeless character and modern convenience. Just a gentle stroll from the heart of the highly desirable village of Grimston, this beautiful two-bedroom home offers the perfect retreat from the demands of everyday life.

From the moment you step inside, the cottage welcomes you with a warm embrace, recently re-decorated it is ready for you to move straight in. Light, bright and inviting, the interiors balance comfort and charm, with thoughtful details at every turn. Two generous reception rooms provide flexible living, the sitting room a cosy haven for relaxing at the end of the day thanks to the open fire, while the dining room, with its views across the open countryside, makes an idyllic setting for family gatherings, entertaining friends, or simply unwinding in peace.

The kitchen offers a modern-country feel, combining practicality with style, boasting ample storage and generous worktop space, perfect for home cooks and aspiring bakers alike. Completing the downstairs is a delightful conservatory, where you can enjoy the changing seasons and start each day with morning coffee overlooking the garden.

Upstairs, two double bedrooms each capture their own unique views across the unspoilt Norfolk landscape, a constant reminder of this home's remarkable setting. A well-appointed bathroom completes the first floor.

Outside, Rose Cottage continues to shine. The garden stretches over 150ft (STMS) in length, offering endless possibilities. Whether you dream of long summer afternoons on the lawn, quiet moments in one of the seating areas, or space for children to explore, the garden is a sanctuary in itself. Two bespoke timber outbuildings add even more flexibility, both insulated, double glazed and boast multiple power points. One currently a home office or studio, the other a home gym with unrivalled countryside views, making every workout a joy.

And for those with bigger ambitions, the current owners have secured planning permission to extend. The approved plans include a two-storey addition with a spacious third bedroom and en-suite, plus enhanced living accommodation downstairs. There's also permission to convert the garage into a carport, which would offer yet more practicality and scope.

**Tenure:** Freehold

**Property Type:** Semi Detached House

- Semi-Detached Cottage
- Two Double Bedrooms
- Picturesque Rural Setting - Breathtaking Countryside Views
- Generous Plot - Fantastic Gardens
- CASH BUYERS ONLY! No Onward Chain
- Potential to Extend - Planning Permission Approved
- Garden Outbuildings - Home Gym and Office/Studio
- Two Cosy Reception Rooms plus a Conservatory
- Garage for Parking
- Move in Ready - Wonderfully Presented

*Rose Cottage is more than just a house – it's a lifestyle. A rare opportunity to enjoy the best of Norfolk living: peace, beauty, and charm, all wrapped up in a home that feels instantly welcoming.*

Please note - The off-road parking for the home is within the garage, there is a right of way over the driveway to access the garage. Rose Cottage also benefits from a pedestrian right of way over the adjoining cottage to access the home.

**Disclaimer**

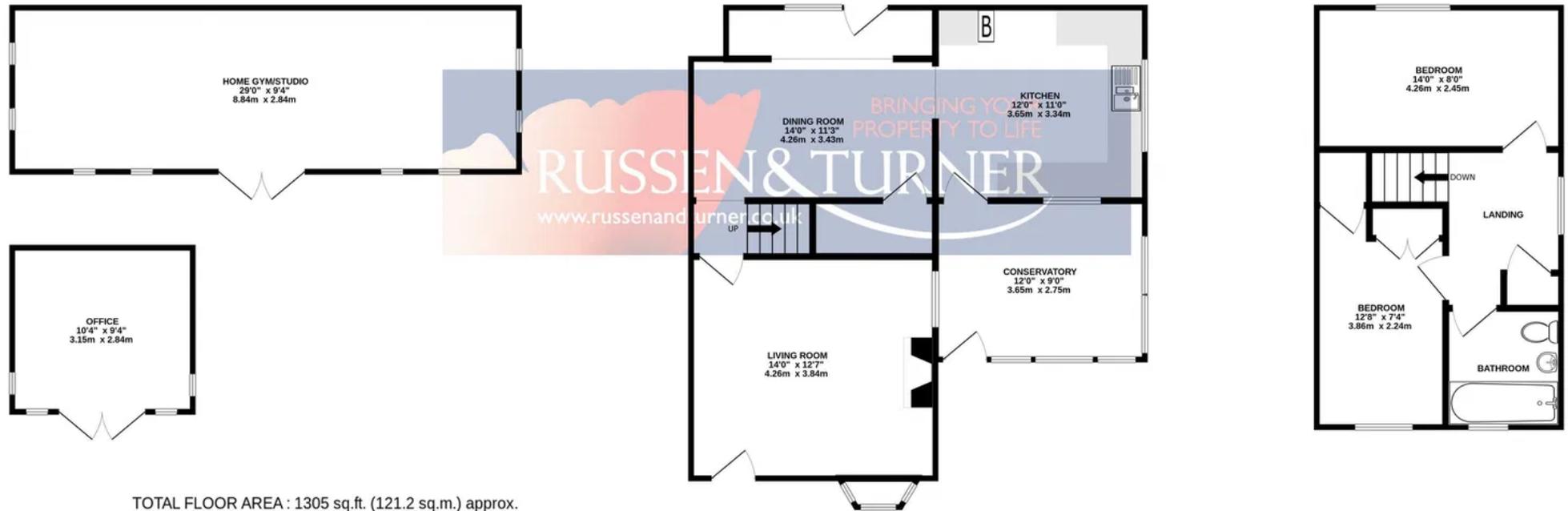
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



OUTBUILDINGS  
366 sq.ft. (34.0 sq.m.) approx.

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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