



THE STORY OF
Hops Cottage
Sedgeford, Norfolk

SOWERBYS



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Hops Cottage

2 Littleport Yard, Sedgeford, Norfolk
PE36 5LP

Charming Two-Bedroom Cottage

Quiet Country Lane Setting

Short Stroll to Village Centre

Character Features Throughout

Exposed Beams and Wood Burner

Bright Rear Garden Room

Beautiful Countryside Walks Nearby

Generous Rear Garden

Off-Road Parking

Desirable Village Location

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



Nestled along a quiet country lane just a short stroll from the heart of the village, this charming two-bedroom cottage offers an idyllic blend of character, comfort, and countryside living. Surrounded by stunning rural walks and picturesque scenery, the property is perfectly suited to those seeking a peaceful retreat with everyday convenience close at hand.

The accommodation is full of warmth and character, featuring a delightful sitting room with exposed beams and a cosy wood-burning stove, creating the perfect space to relax and unwind. The kitchen provides a practical and well-appointed space for day-to-day living and is complemented by a handy ground floor cloakroom, while to the rear, a bright and inviting garden room enjoys lovely views over the garden and offers an ideal setting for dining or entertaining.

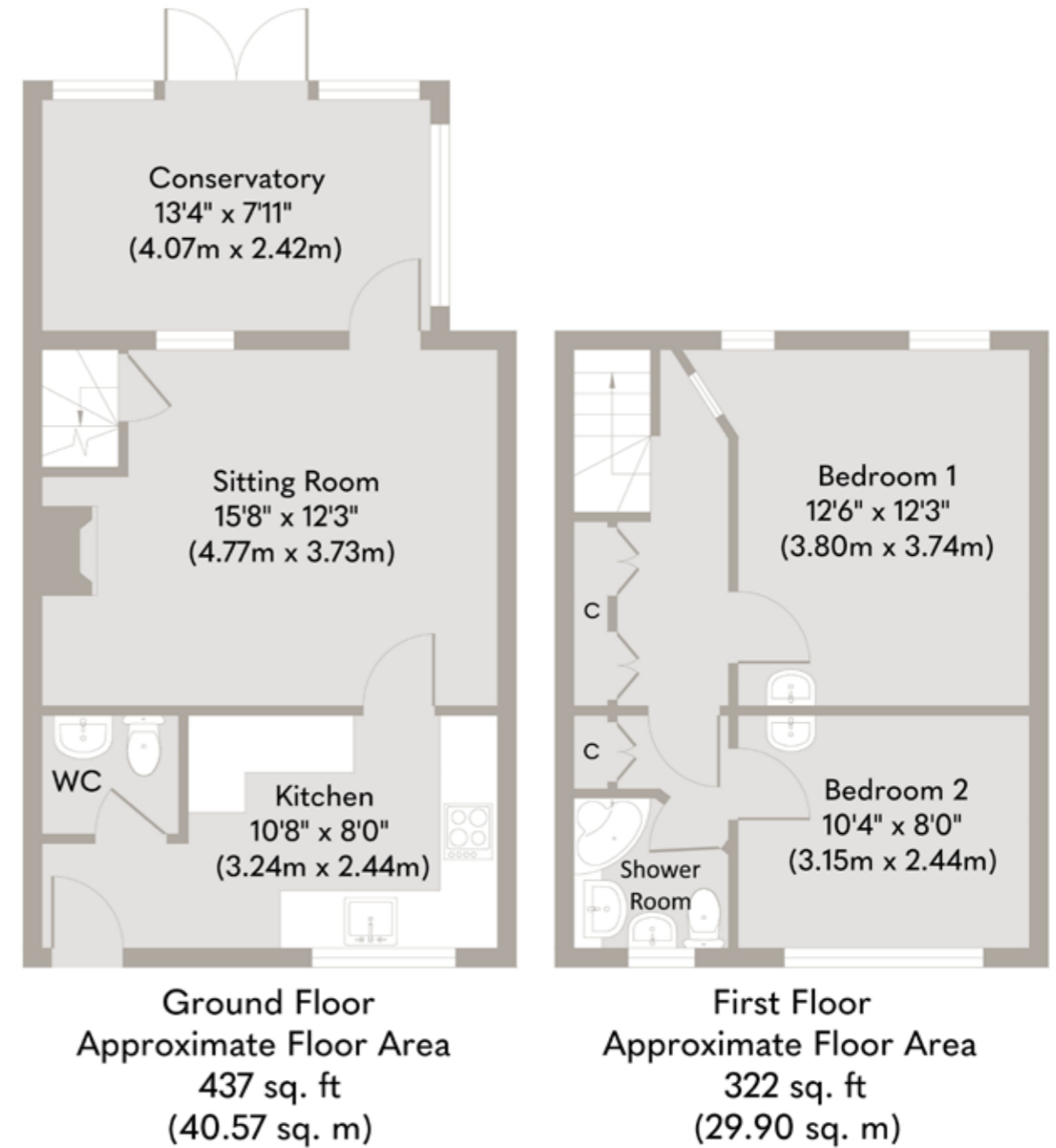
To the first floor are two well-proportioned bedrooms along with a family shower room.

“We have loved being on Peddars Way - it’s wonderful for walking, with peaceful surroundings and an abundance of birds and wildlife.”

Outside, the property benefits from off-road parking to the front, while the generous rear garden provides ample space for families, gardening enthusiasts, or simply enjoying the outdoors in a peaceful setting.

A wonderful opportunity to acquire a charming country cottage in a sought-after village location.





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 the Vendor



“Living here has given us wonderful access to places such as Wild Ken Hill for birdwatching, along with beautiful nearby coastal villages to explore.”



SERVICES CONNECTED

Mains water and electricity. Electric central heating and underfloor heating. Private drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0769-2830-7877-9421-8831

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: ///freshest.vanilla.stew

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SOWERBYS

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

