



Station Road, Great Massingham
PE32 2HW

BROWN & CO



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Stunning one-bedroom cottage overlooking Great Massingham village green
Situated in one of West Norfolk's most sought-after villages
Beautifully refurbished throughout to an exceptional standard
Character cottage with contemporary interior styling
Stone flooring throughout the ground floor
Superb garden room with bespoke floor light
Elegant double bedroom with views over the green
Private rear garden with gazebo and hot tub
Successful Airbnb and weekend retreat potential
No upward chain and viewing highly recommended



A stunning one-bedroom cottage occupying an enviable position in the heart of Great Massingham, overlooking the village green and beautifully refurbished throughout to create an exceptional cottage with income potential.

Location

Great Massingham is widely regarded as one of the most sought-after villages in West Norfolk, renowned for its picturesque village green, charming duck ponds and quintessentially English character. The centre of the village provides an exceptional environment with a strong sense of community, centred around the award-winning Dabbling Duck public house together with a village store and artisan coffee shop.

Surrounded by attractive countryside, the village offers excellent walking and outdoor opportunities whilst remaining conveniently placed for access to the nearby market towns of King's Lynn and Fakenham. The wider area also provides access to the Sandringham Estate and the North Norfolk coastline.

The Property

The property has undergone a high-quality programme of refurbishment and now combines character and contemporary design to excellent effect. First-hand inspection is essential to fully

appreciate both the standard of finish and the outstanding setting.

The ground floor is arranged with attractive stone flooring throughout and includes a beautifully fitted contemporary kitchen together with a sitting room featuring a wood burner which leads through to a superb garden room conservatory. A particular feature is the bespoke floor light set within the stone flooring, creating a striking architectural detail.

To the first floor there is a beautifully presented double bedroom enjoying views over the village green, together with an elegant refitted bathroom finished to a high standard.

The property is offered with no upward chain and has been successfully utilised by the current owners both as a weekend retreat and as a commercial holiday let via Airbnb. A new owner could continue this arrangement or alternatively enjoy the property as a full-time home within one of the county's finest villages.

Outside

To the rear of the property is a private garden accessed directly from the house, with additional access available via a right of way across a neighbouring property. The garden has been thoughtfully arranged with a patio seating area leading to steps rising to a

planted, low-maintenance garden. A hot tub is positioned beneath a timber gazebo, creating an attractive and sheltered outdoor entertaining space.

Services

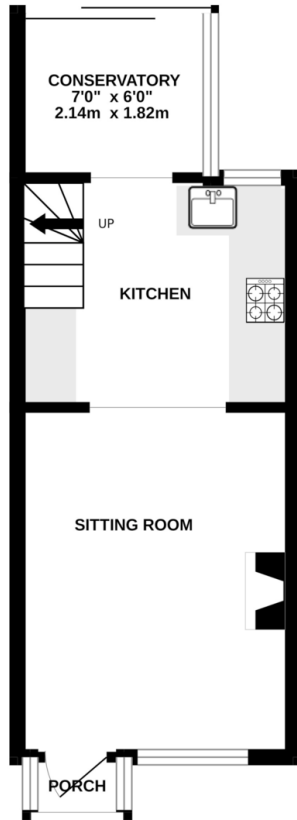
Mains electric, water and drainage, Electric heating

EPC: E

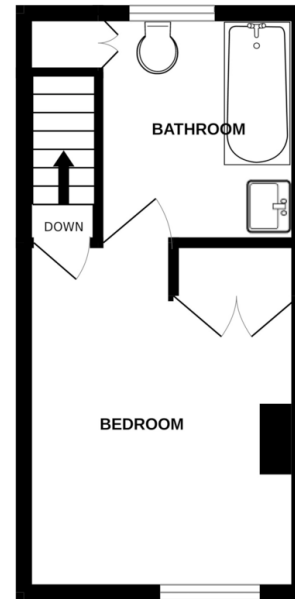
Agents Note

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GROUND FLOOR



FIRST FLOOR



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