



THE STORY OF

Brookdale Cottage

Sedgeford, Norfolk

SOWERBYS



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Brookdale Cottage

Church Lane, Sedgeford, Norfolk
PE36 5NA

Country Cottage

Fantastic Location

Two Reception Rooms

Three Bedrooms

Family Bathroom

En-Suite

Ample Parking

Generous Garden

SOWERBYS HUNSTANTON OFFICE

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Tucked away amidst rolling countryside and just a short stroll from the village church, this stunning country cottage offers the perfect blend of character and modern comfort. Extended and sympathetically refurbished by the current owner, the home provides a haven of peace and charm.

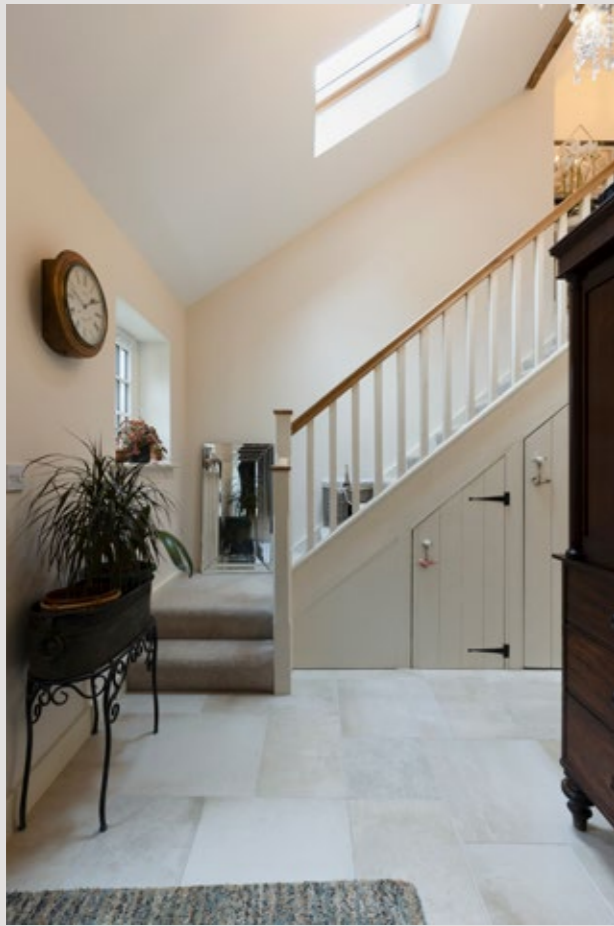
The accommodation is thoughtfully arranged to suit a variety of lifestyles. The inviting sitting room, with its feature wood-burning stove, creates a warm and welcoming heart to the home. The stylish country kitchen flows seamlessly into the dining room, where a striking ceiling lantern floods the space with natural light and French doors open directly onto the garden.

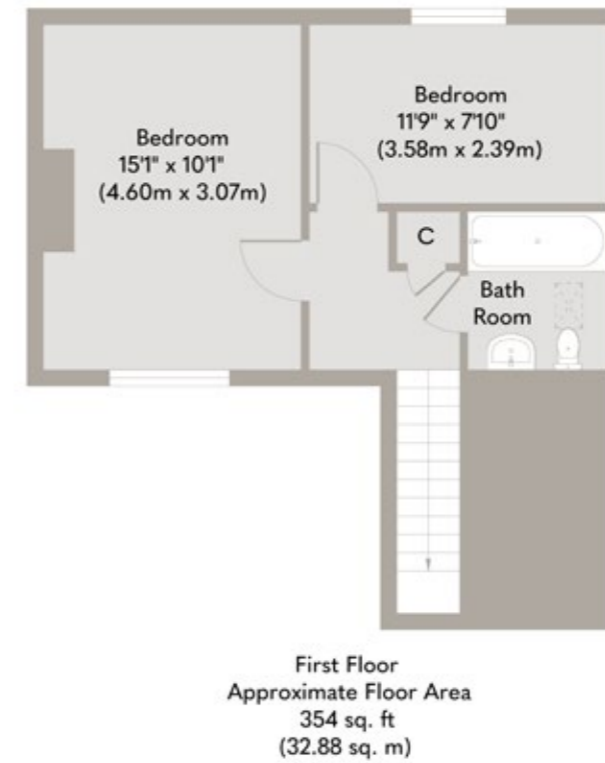
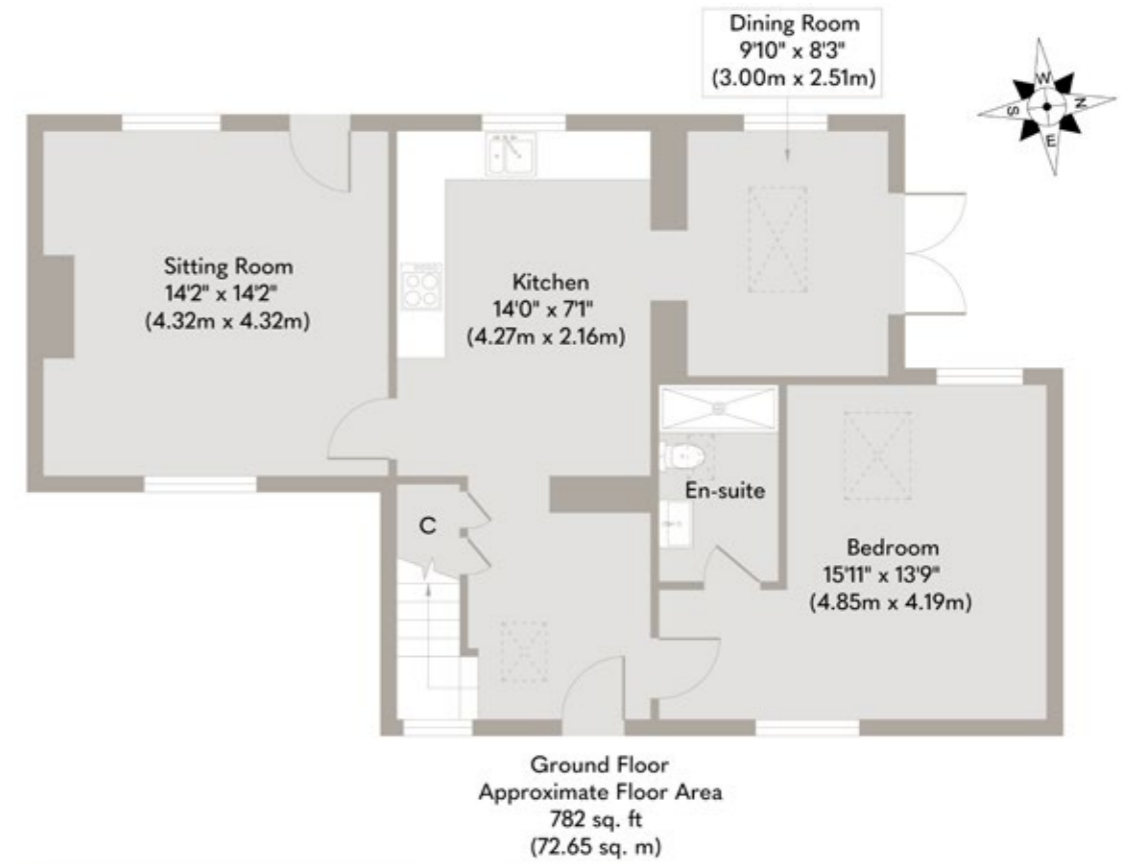
A ground-floor bedroom - with an en-suite shower room - offers excellent flexibility, ideal for guests or multi-generational living. Upstairs, there are two further well-proportioned bedrooms, along with a beautifully appointed family bathroom.

Outside, the gardens have been cleverly designed to provide a choice of seating areas, allowing enjoyment of the sun at different times of the day. The property is approached via a generous driveway, offering ample parking for several vehicles.

A rare opportunity to acquire a truly enchanting home in a tranquil rural setting, with all the comforts of modern living.







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



“The gardens are a sanctuary, offering peaceful corners to bask in the sunshine and space to share long evenings with family and friends.”



SERVICES CONNECTED

Mains electricity and water. Private drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0380-2662-0510-2825-2481

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: ///tone.expires.commended

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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