



THE STORY OF

Bull Cottage

Setchey, Norfolk

SOWERBYS



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Setchey, Norfolk
PE33 0BD

Grade II Listed Character Cottage

Three Generous Double Bedrooms

Impressive 24ft Sitting Room

Inglenook Fireplace with Multi-Fuel Stove,
Exposed Beams and Period Features

Kitchen with Central Island

Separate Study/Home Office

Family Bathroom and Ground Floor WC

Established Gardens of Approximately
0.2 Acres (STMS)

Single Garage and Off-Road Parking

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Bull Cottage is a handsome Grade II listed home in the village of Setchey, where its distinctive period frontage offers a wonderful introduction to a property filled with character, generous proportions and a surprisingly substantial garden. With exposed timbers, an impressive inglenook fireplace and accommodation extending across two floors, this is a home that celebrates its heritage whilst providing the space and flexibility for everyday living.

At the heart of the cottage is an inviting sitting room, extending to over 24 feet in length. Exposed ceiling beams and an impressive inglenook fireplace, complete with a multifuel burning stove, create a warm and characterful atmosphere. The generous proportions comfortably accommodate both relaxed seating and a dining area, making this a natural space for gathering with family and friends.



Beyond the principal living accommodation, a separate study provides a versatile room, ideal for those working from home, pursuing hobbies or simply seeking a quieter retreat. The kitchen offers a practical and welcoming environment, with fitted cabinetry, a central island, a range-style cooker and exposed timbers adding to its traditional appeal. A stable-style door opens towards the rear garden, whilst a ground floor cloakroom and useful storage complete the accommodation on this level.



Upstairs, the sense of space continues with three well-proportioned double bedrooms, each offering flexibility for family life or visiting guests. Exposed beams and traditional sash windows in the front bedrooms provide further reminders of the cottage's history, whilst the family bathroom features a freestanding bath and useful eaves storage.



Outside, the garden is a particularly appealing feature of Bull Cottage. Extending to just under ¼ of an acre, subject to measured survey, it offers a wonderful amount of outdoor space, with a paved terrace leading to an extensive lawn bordered by established shrubs, trees and mature planting. The garden provides plenty of opportunity for keen gardeners, outdoor entertaining or simply enjoying the changing seasons, with a summerhouse and garden shed adding further practicality.

A separate single garage and off-road parking provide valuable convenience alongside the cottage's traditional character.

Setchey occupies a convenient position between the historic market towns of King's Lynn and Downham Market, both offering a good range of shopping, leisure and everyday amenities, together with railway stations providing connections towards Cambridge and London.

With its distinctive architecture, generous living spaces and expansive garden, Bull Cottage offers an appealing opportunity to enjoy the character and individuality of a period home, with the added benefit of room to grow, entertain and make it your own.



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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Setchey

SMALL NORFOLK VILLAGE SHAPED
BY THE RIVER NAR

Setchey is a small Norfolk village with a convenient position just south of King's Lynn, offering a quieter pace of life within easy reach of the town's amenities and transport links. Set along the A10, the village is well placed for those looking to enjoy the character of rural West Norfolk while remaining connected to the surrounding towns and villages.

The village has a fascinating past of its own, with a history shaped by the River Nar and its position along an important route through the county. Once home to a brewery, Setchey also played a part in Norfolk's unusual industrial history, with oil extraction taking place in the area during the early 20th century. Today, the surrounding landscape offers a reminder of West Norfolk's rural character, with open countryside and waterways close at hand.

For those who enjoy exploring the outdoors, the nearby Nar Valley Way provides opportunities to discover the local countryside on foot, following stretches of the River Nar through the distinctive landscapes of the Fens and Brecks. Meanwhile, King's Lynn is only a short drive away, offering a wider choice of shops, restaurants, schools and leisure facilities, alongside its historic streets and railway connections to London King's Cross. Setchey offers a practical base for those seeking a rural West Norfolk setting without being far from the conveniences of a larger town.



Note from Sowerbys



“A generous garden with plenty of room to relax, entertain and enjoy the changing seasons.”



SERVICES CONNECTED

Mains water and electricity. LPG central heating. Drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0221-3017-2202-6326-5204

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: ///helpful.milkman.zinc

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SOWERBYS

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