



THE STORY OF

Oak Cottage

Tattersett, Norfolk

SOWERBYS



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Oak Cottage

1 The Street, Tattersett
Norfolk, PE31 8RT

Beautifully Presented Listed Cottage

Wonderful Kitchen Family Room
with Vaulted Ceiling

Three Individual Reception Rooms

Walk in Pantry and Utility Room

Bedroom Suite with Dressing Room

Two Further Bedrooms

Landscaped Garden

Separate Home Office with Potential

Outbuildings

Field Views

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Steeped in history yet thoughtfully reimagined for modern living, Oak Cottage is a truly captivating Grade II Listed home that perfectly balances period charm with a contemporary style.

Originally three traditional estate cottages, built in 1693, they have been combined, then meticulously restored and sympathetically extended to create a home of exceptional character and where every room reflects part of its history.

From the moment you arrive, the handsome cottage façade hints at the warmth and craftsmanship that awaits within. Step through the door and you'll discover interiors that effortlessly blend centuries-old features with elegant modern finishes. At the heart of the home lies a spectacular open-plan kitchen and living space, with a vaulted ceiling and floor-to-ceiling oak-framed glazing flood the room with natural light and create a wonderful connection with the gardens beyond. Beautifully fitted with bespoke cabinetry and a central island, this is a space designed for everything from relaxed family breakfasts to entertaining friends long into the evening.

The original cottages provide a delightful contrast, offering three characterful reception rooms, each with its own distinct personality. The snug is enhanced by striking decorative wall panelling, the central room is rich in period detail, centred around an impressive inglenook fireplace complete with an ancient Bressumer beam and wood-burning stove, an inviting retreat on crisp autumn and winter evenings. The third is arranged as a peaceful library with a double sided book case separating it from the central reception space and with its own Victorian cast iron fireplace.





Adding to the cottage's individuality are two separate staircases, a reminder of its fascinating evolution over the years. One staircase leads to a generous double bedroom, flowing through to a further room currently arranged as a dressing room, before reaching a beautifully appointed bathroom featuring a freestanding roll-top bath with rainfall shower above.



The second staircase rises to an equally distinctive landing, cleverly designed with glazed panels that allow natural light to filter into the sitting room below, creating a wonderful sense of openness as well as an enchanting home office space. From here, another bedroom, dressing room and elegant bathroom provide flexible accommodation for family or guests.



To the rear landscaped gardens have been carefully designed to create a series of delightful outdoor spaces, where winding paths lead through thoughtfully planted borders filled with mature shrubs, specimen trees and seasonal colour. There is an outdoor kitchen that is perfect for al fresco dining throughout the warmer months. Whether enjoying a quiet morning coffee, hosting summer gatherings or simply relaxing amongst the beautifully maintained gardens, every corner has been designed to be enjoyed.

Practicality has not been overlooked. A generous gated driveway provides extensive parking, with ample space for a boat, motorhome or caravan, while the substantial oversized garage offers exciting potential. Already equipped with a kitchenette, shower room and WC on the ground floor, and with an external staircase leading to a spacious first floor, currently equipped as a stylish home office but also with the obvious potential to create a self-contained annexe, holiday accommodation or studio, subject to the necessary consents.

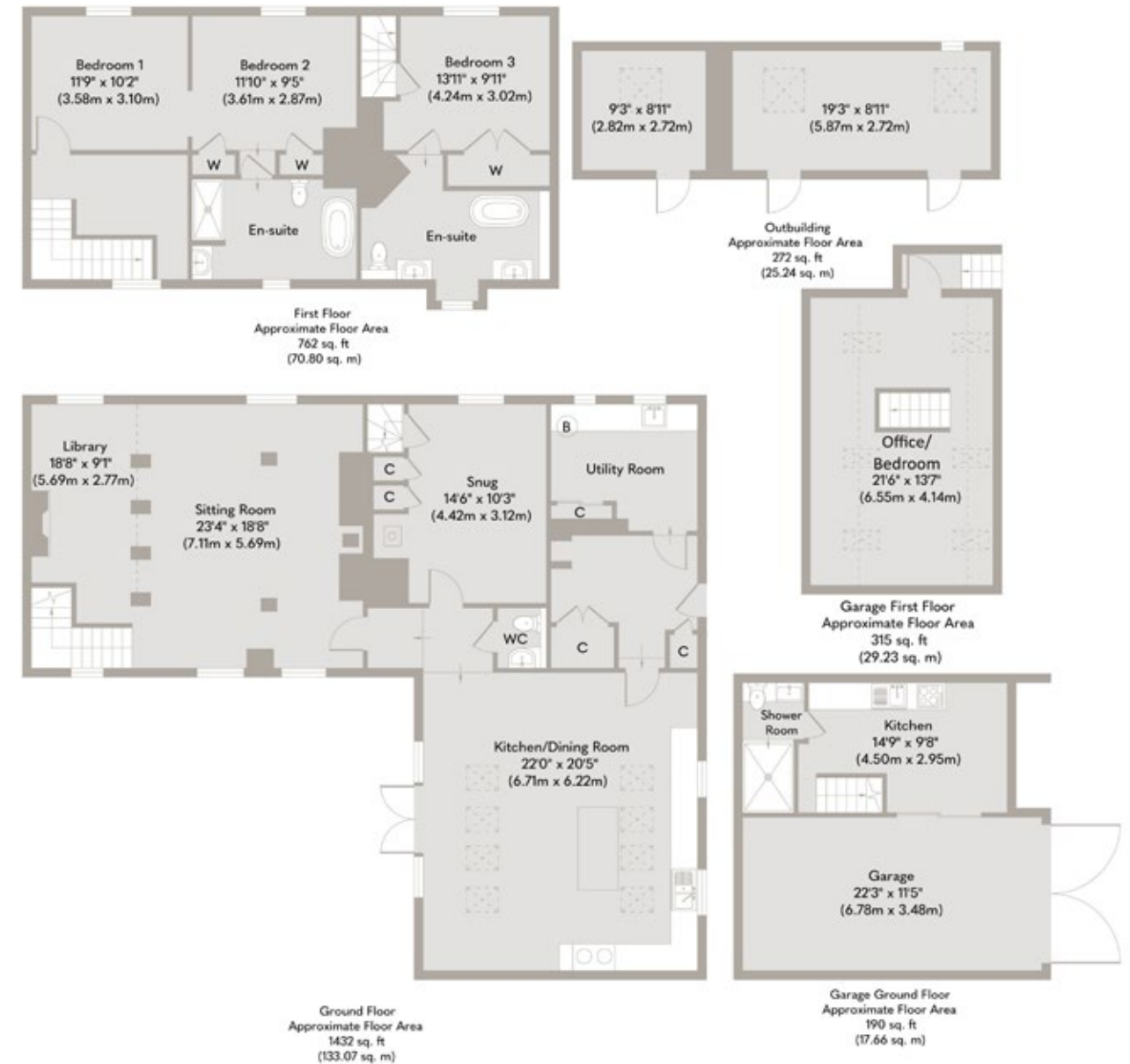
“Moving here provides the perfect independent country lifestyle.”

Oak Cottage is far more than simply a period property. It is a home where history has been carefully preserved, contemporary living has been seamlessly introduced, and every detail has been considered. Full of warmth, character and versatility, it offers a perfect opportunity to enjoy the timeless appeal of a traditional country cottage without compromising on the comforts of modern life.



This is a wonderfully comfortable historic country cottage, nestled in a superb natural setting on the edge of a friendly village.





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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Tattersett

AN IDYLIC HAMLET WITH THE
COAST NEARBY

Just off the A148, the small hamlet of Tattersett enjoys an idyllic countryside setting, whilst having great transport links to Fakenham and King's Lynn. The best of town and country living. It's only a short drive from the north Norfolk coast and you can have your toes in the sea in about 20 minutes!

Within Tattersett, a retired Jaguar jet serves as a memorial to the village's wartime connections, and a small historic church, All Saints and St. Andrew, sits just outside the village. There's a village shop and pub nearby, in East Rudham, and Syderstone has a village hall and a primary school. Fakenham, with a much wider variety of shops and facilities, is about 6 miles away. Main line trains to London Kings Cross run from King's Lynn.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at locals' favourites, The Crown in East Rudham or the beautiful riverside Sculthorpe Mill, each within a few minutes' drive.

There's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from the Vendor



Countryside views

“We would describe our property cosy, peaceful and enchanting.”



SERVICES CONNECTED

Mains water and electricity. Wood pellet boiler and wood-burnings stove. Drainage via 'BioTech2' treatment works.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///bracing.decking.soaks

AGENT'S NOTE

Our seller is marketing both this and the adjacent property which are currently both run by the same wood pellet boiler, installed in Oak Cottage. Should the cottages not sell to the same buyer, an alternative arrangement would need to be considered.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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