



Lilac Cottage
Low Road | Wretton | Norfolk | PE33 9QN

PEACE AND BIRDSONG



On the edge of the sought-after Norfolk village of Wretton, Lilac Cottage offers stunning views across open fields to the side and rear, with little to disturb the quiet beyond birdsong and the occasional passing horse. Behind a sweeping gravelled drive sits a beautifully kept detached home of generous proportions, arranged around a distinctive arched staircase and warmed by a multi-fuel stove.



KEY FEATURES

- A Detached Village Home with Field Views to Side and Rear
- Three Double Bedrooms, En-Suite, Family Bathroom & Ground-Floor WC
- Sociable Kitchen/Dining Room with Range Cooker and Granite Worktops
- Living Room with Multi-Fuel Stove
- Large Conservatory Overlooking the Garden
- Air Source Central Heating
- Statement Arched Staircase
- Superb Garden with Decked Patio, a Greenhouse and Space for a Hot Tub
- Sweeping Driveway and Garage with Electric Door
- No Onward Chain
- The Accommodation extends to 1,350 sq.ft
- Energy Rating: D

With no onward chain and field views on two sides, Lilac Cottage offers an appealing route into quiet countryside living within easy reach of local facilities at Downham Market. It is a compelling opportunity for buyers seeking space, calm and a garden made for entertaining.

Picture Perfect

'The house looked picture perfect from the outside before even stepping inside,' the owner said when asked what first drew them to the property. It was the quiet country location that sealed it, along with the generous garden and the mature birch and oak trees that anchor it. Purchased in May 2021, Lilac Cottage is a modern detached home rather than a period cottage, and the owner noted that it is 'one of two identical properties, the other situated somewhere out near Downham Market, both constructed by the same builder.'

Room By Room

A part-glazed door opens into a porch and on into the entrance hall, where the staircase rises ahead and part-glazed doors lead through to the main rooms. To one side, the kitchen/dining room is the heart of the house, fitted with a range of wall and base units, a peninsula and a Belling range-style cooker set within a brick surround. The owner is particularly fond of the granite worktops, 'so hardy and great for baking as they stay cold,' and there is space for a washing machine, tumble dryer and American-style fridge freezer, with an integrated dishwasher and wine fridge alongside. The living room extends to approximately nineteen feet, its feature fireplace home to a Charnwood multi-fuel stove. It also features internal shutters which frame the front window, and patio doors that connect it to the conservatory, a light brick-and-glass room with its own doors out to the garden. A rear hall and cloakroom complete the ground floor.

Upstairs, the split-level landing turns on the home's signature staircase, 'arched and wider than the average staircase,' with a spot the owner values as an 'area which could be used for seating, wildlife and bird watching' and one that offers 'a lovely view of the church in the winter or after the oak tree has shed its leaves.' There are three double bedrooms, the principal with a fitted wardrobe and en-suite shower room, another a dual-aspect room with plantation shutters, while a family bathroom completes the floor.





KEY FEATURES

Improvements & Refinements

The owner's main contribution has been one of taste rather than structure. The previous scheme simply did not suit them: the brickwork running up the stairs had been 'painted lilac which was quite in your face,' and the feature brick wall in the lounge was equally bold. Both have since been redecorated to the owners preference. They have also installed a Kinetico water softener which softens water throughout the entire property. Outside, the rear garden was reworked. 'We improved the rear garden significantly by moving the vegetable patch which has yielded some lovely crops over the years, adding a large decked patio area, which adjoins our hot tub,' the owner said.

So Much To Offer

What sets the cottage apart, in the owner's view, is its stillness. 'The peace and tranquillity of Lilac Cottage is incredible,' the owner said, 'I hear birds, donkeys and horses much more than cars or other vehicles, but mostly I hear nothing, which is so relaxing.' The generously sized rooms and field outlook add to that sense of retreat, and the air source heating, approached at first with no experience of it, has won the owner over completely.

Cherished Spaces

The owner's favourite rooms are 'all on the ground floor, as they are perfect for entertaining.' The kitchen diner is 'a very sociable room,' while the living room comes into its own in winter, 'a cosy, relaxing environment whilst entertaining or just looking out through the conservatory at the views.' The conservatory itself 'has served us well for family gatherings both in summer and winter,' the owner added, 'and is also a great place to sit, relax and read a book in peace.'

The Outside

To the front, a sweeping shingled drive provides ample parking, the owner having easily accommodated five cars, and leads to a generous garage with an electric door. The lawned area runs down to lilac trees whose bloom, the owner noted, gives 'an amazing aroma' and looks spectacular, while the front and side hedges are a haven for nesting birds – among them a woodpecker that 'returns every year to his favourite lilac tree.' Behind the house, an elegant magnolia forms a central feature with 'magnificent bloom every March,' squirrels gather acorns from the oak and deer are a regular sight in the fields beyond. After dark the garden offers a different kind of theatre: with 'little to no light pollution,' the owner described a night sky, watched from the hot tub, where 'the stars are abundant,' and sunsets that run to 'all shades of orange and purple' as they drop over the horizon. A greenhouse, ideal for pottering, sits alongside a vegetable patch by the oak, and a metal tool store stands beside the wood store and coal bunker, keeping winter supplies close to hand.





























INFORMATION



On The Doorstep

Wretton is a quiet village on the edge of the Fens, with its own parish church of All Saints. The area is an ideal one for walking and taking the dog out. As the owner mentioned, 'We like to go on walks and have many around us from the doorstep. You can go through the fields, to the River Wissey, Wretton or Stoke Ferry church, or there are public byways which can take you on longer walks if preferred.' In Stoke Ferry, a little over a mile away, the community-owned Blue Bell pub and café – rescued and reopened by local people, holder of CAMRA's National Pub Saving Award and voted West Norfolk CAMRA Pub of the Year for 2026 – earns a warm recommendation from the owner for its 'Great Sunday roast.' Everyday needs are close by, with a bus stop in the village and further services at Stoke Ferry, along with a service station at Whittington offering vehicle repairs, groceries and fuel. Downham Market, the nearest town, lies about ten minutes away by car and provides amenities including supermarkets, a garden centre, restaurants, pubs, a leisure centre and a high school.

How Far Is It To?

Downham Market lies about 7.4 miles away, and its mainline station on the Fen Line is the gateway to easy onward travel. Trains run approximately every half hour, with direct services reaching Ely in around 20 minutes, Cambridge in about 37 and London King's Cross in around an hour and a half. King's Lynn is approximately 15 miles to the north, while Norwich lies roughly 45 miles to the east, around an hour by road. The position is also well placed for the north Norfolk coast, the Broads, Bury St Edmunds and Cambridge, reached via the A134 and A10.

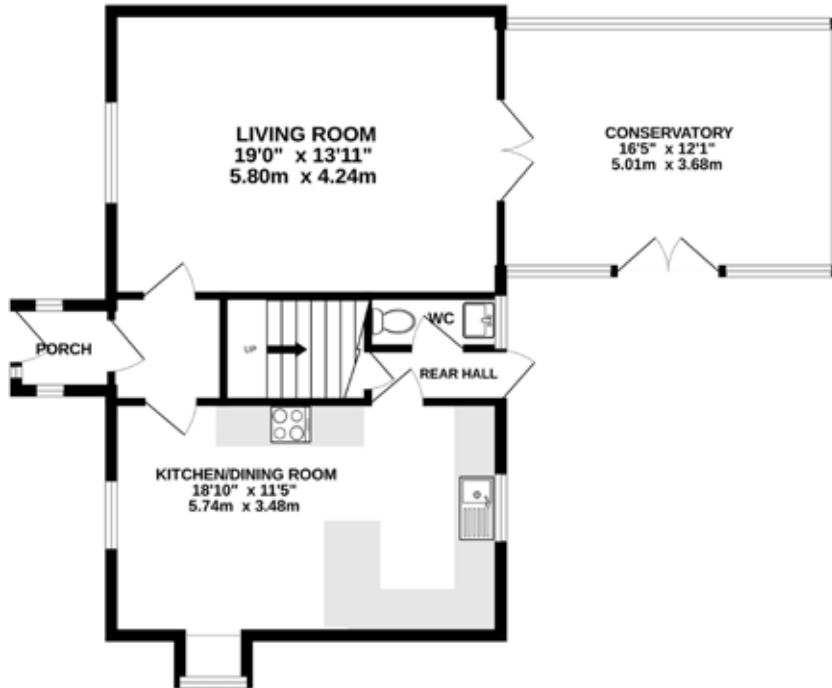
Directions

From King's Lynn, head south on the A10 and, at the roundabout, take the first exit onto the A134 towards Thetford. Continue straight ahead on this for 4.9 miles until reaching the A1122 towards Swaffham and then take the first right back onto the A134. At the subsequent roundabout after 1.8 miles, take the second exit onto the B1160 as signposted to Wissington, and stay on this road until reaching the left turn as signposted to Wretton on West Dereham Road. Remaining on this road as it becomes Low Road, the property will be found on the left-hand side, identified by a Fine & Country For Sale board.

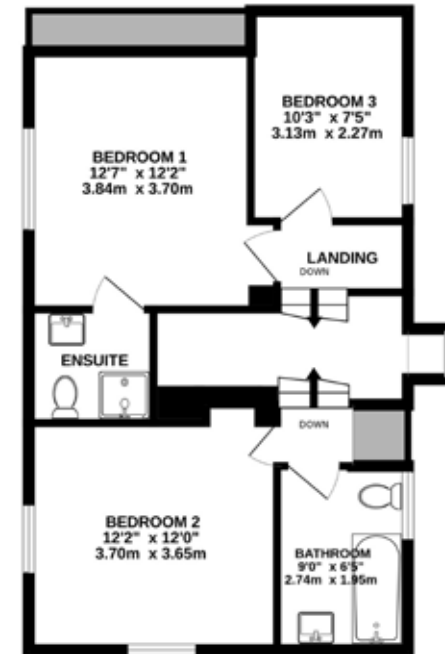
Services, District Council and Tenure

Air Source Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available – please see www.openreach.com/fibre-checker
Mobile Phone Reception – varies depending on network provider
Please see www.checker.ofcom.org.uk
Borough Council of King's Lynn and West Norfolk – Council Tax Band D
Freehold

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.

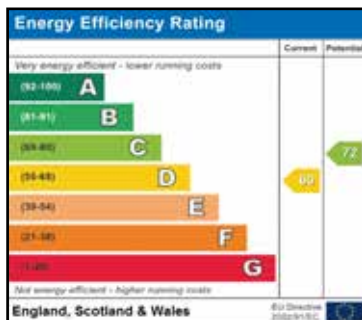


1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.

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