

# SOWERBYS

Norfolk Property Specialists



## Churchfield Cottage

25 Norwich Road, Shouldham, King's Lynn, Norfolk, PE33 ODA

£250,000



Viewing by appointment with our  
Dereham Office 01362 693591 or [dereham@sowerbys.com](mailto:dereham@sowerbys.com)





## CHURCHFIELD COTTAGE

Churchfield Cottage is a delightful charming end terrace property, located within a highly-regarded area, in the heart of Norfolk's countryside. Shouldham is a semi-rural village, providing easy reach of Shouldham Warren, ideal for countryside walks, and located within walking distance to the Kings Arms, a traditional community pub. The property enjoys character features throughout, positioned in a delightful setting and overlooking All Saints Church. The property is approached from Norwich Road, set back into the plot, behind a decorative low-level brick wall. A shingled driveway to the right hand side, guides you to the detached tandem garage and off road parking to the rear.

The cottage offers generous space but still provides a 'cosy feel'. To the ground floor, the living space has been split into two key areas; the snug sitting room, featuring an insert fireplace, housing a multi-fuel wood burning stove, sitting on original pavement tiles. The kitchen/dining room extends to an impressive 20ft7, running the full width of the property, providing space for all modern day appliances, plumbing for a dishwasher, ample storage base and wall units and offers space for a dining table. A feature cast iron spiral staircase grants access to the first-floor accommodation, of which there are two double bedrooms. The remaining space downstairs comprises a bathroom and an entrance porch.

Externally the property offers a generous shingled driveway, providing ample off road parking and leads to the double length tandem detached garage, fitted with electricity and lighting.. The large garden to the rear of the property is the definition of a blank canvas, having been completely cleared ready for the new owners to make it their own. At the end of the driveway you will also find an outbuilding which is currently used as a wood store. The front garden benefits greatly for keeping the cottage nestled back from the country road.





## KEY FEATURES

- Charming Features Including a Multi-Fuel Burning Stove
- Highly Sought After Semi-Rural Village Location
- Two Double Bedrooms
- Contemporary Downstairs Bathroom
- Large Rear Garden
- Views Over Neighbouring Farmland and Church
- Generous Shingled Driveway with Detached Tandem Garage





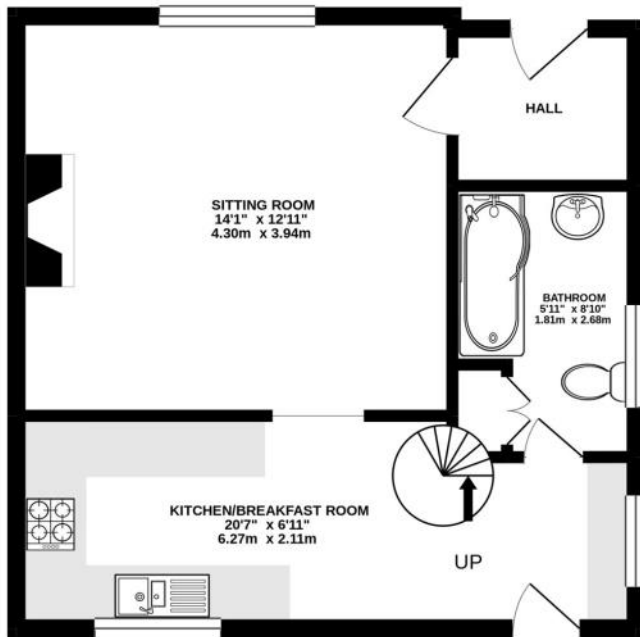




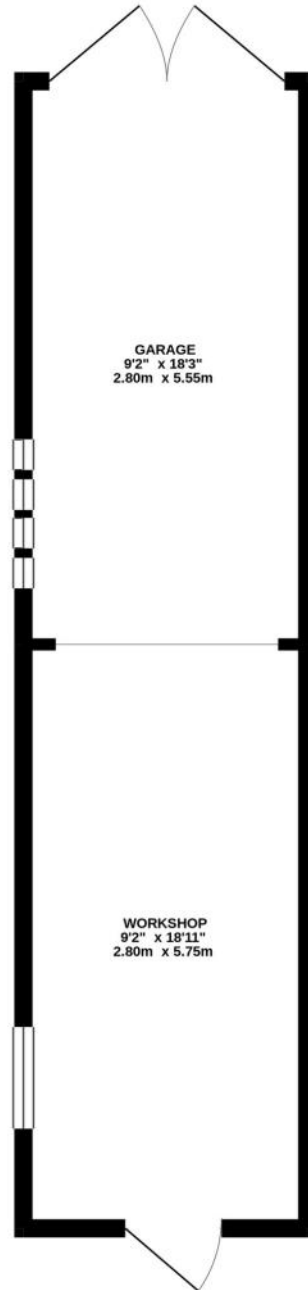




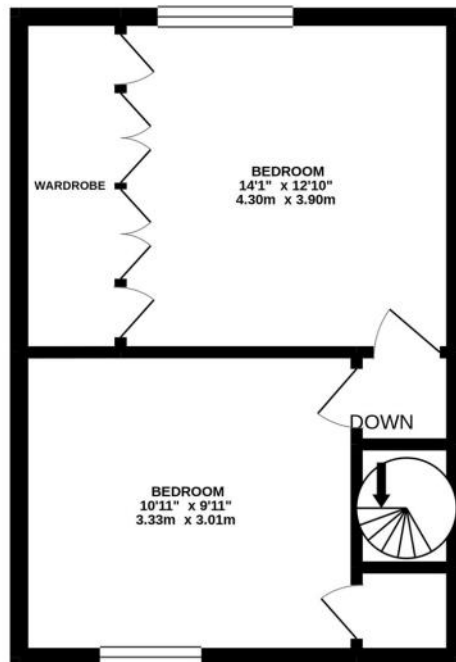
**GROUND FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



**OUTBUILDING**  
341 sq.ft. (31.6 sq.m.) approx.



**1ST FLOOR**  
292 sq.ft. (27.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## SHOULDHAM

A thriving picturesque village, situated approximately 2 miles off the A134 trunk road, with its own Ofsted 'Outstanding' rated Primary School, bowls and social club, 16th century pub and restaurant, post office, function hall and church. There is also a village green, playing field, and popular forestry commission warren providing excellent walking and riding areas. Shouldham has an hourly bus service to King's Lynn. Further amenities, together with main line railway stations, can be found in Kings Lynn (9 miles) and Downham Market (6 miles). Closer rail links with London connections can be found in the neighbouring village of Watlington (4 miles).

## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

E. Ref:-0265-2828-7590-9101-4585

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.

## AGENT'S NOTE

The vendor informs us, there is an existing 'right of way'. A pedestrian right of way along the driveway and across the back of the property for the residents of the adjoining two cottages.

Viewing by appointment with our Dereham Office:  
Canterbury House, 20 Market Place, Dereham, Norfolk, NR19 2AX  
**01362 693591 • dereham@sowerbys.com**



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