



THE STORY OF

# Smithy Cottage

*Great Hockham, Norfolk*

SOWERBYS



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# Smithy Cottage

Watton Road, Great Hockham, Thetford, Norfolk  
IP24 1PB

Period Cottage, Fully Restored and  
Modernised to a High Standard

Residing within a Charming, Historic Norfolk Village  
Contemporary Finishing with Original Charming Features

Detached One-Bedroomed Self-Contained Annexe

Accommodation Totals 2,388 Sq. Ft.

Three Reception Rooms and Four Bedrooms

Detached Workshop, Complete with Commercial  
Kitchen, Ideal for Running a Business from Home

Enclosed, Private Rear Garden

Shingled Driveway Providing Ample Parking

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



“Smithy Cottage is a homely property, full of character and completely inviting.”

Residing within the historic and picturesque village of Great Hockham, Smithy Cottage can offer a quieter life, yet is so close to local market towns and the charming city of Norwich.

The village has a friendly community, an annual Horne Fair and Bonfire nights celebrations. The local pub, The Eagle, is just a stone's throw from this property - ideal for having dinner with friends or family. This home is set within the heart of The Brecks and has access to the All corridor, surrounded by countryside and Thetford Forest close by - offering an array of outdoor activities and picturesque countryside walks.

In an ideal location within the village, Smithy Cottage resides on Watton Road and is close to the central green. As its

names suggests, it was formerly the old blacksmith's home and part of the cottage was the forge and the barn homed horses.

The owners have not only sympathetically restored this fabulous home, whilst retaining many of the original features, but taken the opportunity to do the same to the detached barn, improving it to a separate annexe - perfect for those aspiring to run a holiday let or for multi-generational families.

Overall, the entire accommodation extends to approx. 2,388 sq. ft including a sizeable workshop with a commercially fitted kitchen which is currently used by our clients to run their business from home.





“The kitchen and day room is our favourite spot in the house with its vaulted ceilings and original features of the fireplace.”



Entering the cottage you find a beautifully presented kitchen/dining room with vaulted ceilings, complemented by exposed timbers and fitted skylights. The kitchen area has cottage-style units and integrated appliances including a Neff induction hob, double oven and grill, separate wine chiller and integrated fridge/freezer. The central island is finished in dove grey with a sink, integrated washing machine and dishwasher. There's ample space for a dining table and chairs, making for a wonderful feel with the beamed fireplace housing the wood burner. Oak-effect tiled flooring guides you into the family room, which also benefits from exposed timbers and a vaulted ceiling, with a featured painted flint wall.

An inner hallway leads to the sitting room fitted with an impressive inglenook fireplace, housing a bread oven and tiled hearth. This, alongside the exposed timbers and wood flooring, creates a really calming and relaxed environment - the perfect place to cosy up on those cold winter's evenings.

Leading through into the hallway, fitted with more storage, you arrive at the ground floor shower room and stairs rising to the first-floor landing. The shower room has been recently remodelled with a large step-in tiled shower cubicle, vanity sink unit and WC with tiled flooring.

The impressive dual aspect principal bedroom suite is a real feature of the property; it's fitted with storage and a roll-top claw foot bath with a separate cloakroom and a vanity sink unit either side of the central chimney stack. Bedrooms two and three are also accessed from the first-floor landing.





“We have lived here for eight years and the biggest change has been the conversion of the barn into a cosy annexe for family and friends to enjoy when they visit.”



The one-bedroom detached barn conversion offers versatile accommodation which is ideal for those seeking a multi-generation household.

The open plan kitchen/living area has high gloss kitchen units with butcher-block effect work surfaces, plumbing for a washing machine, integrated fridge and freezer and electric oven and hob, with enough space for comfortable sofa and dining table. There's also a downstairs WC with vanity unit.

Once again, you will find a large triple aspect master suite, flooded with light, with built-in storage and oversized glazed shower cubicle.





Should 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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. Copyright V260 Ltd 2022 | www.houseviz.com



“We have loved the property due to its practical layout along with the original features it still retains. It has been a fantastic home and safe environment to raise our two young children who thoroughly enjoy the outside space.”

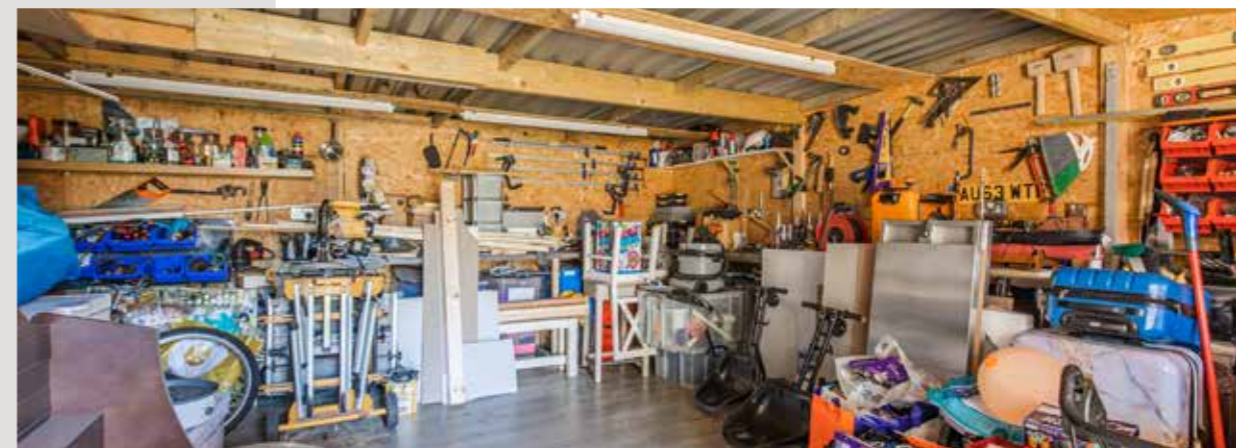


## Outbuilding / Workshop and Outside

Approached from Watton Road, just off the central village green, entering onto a shingled driveway providing ample off-road parking.

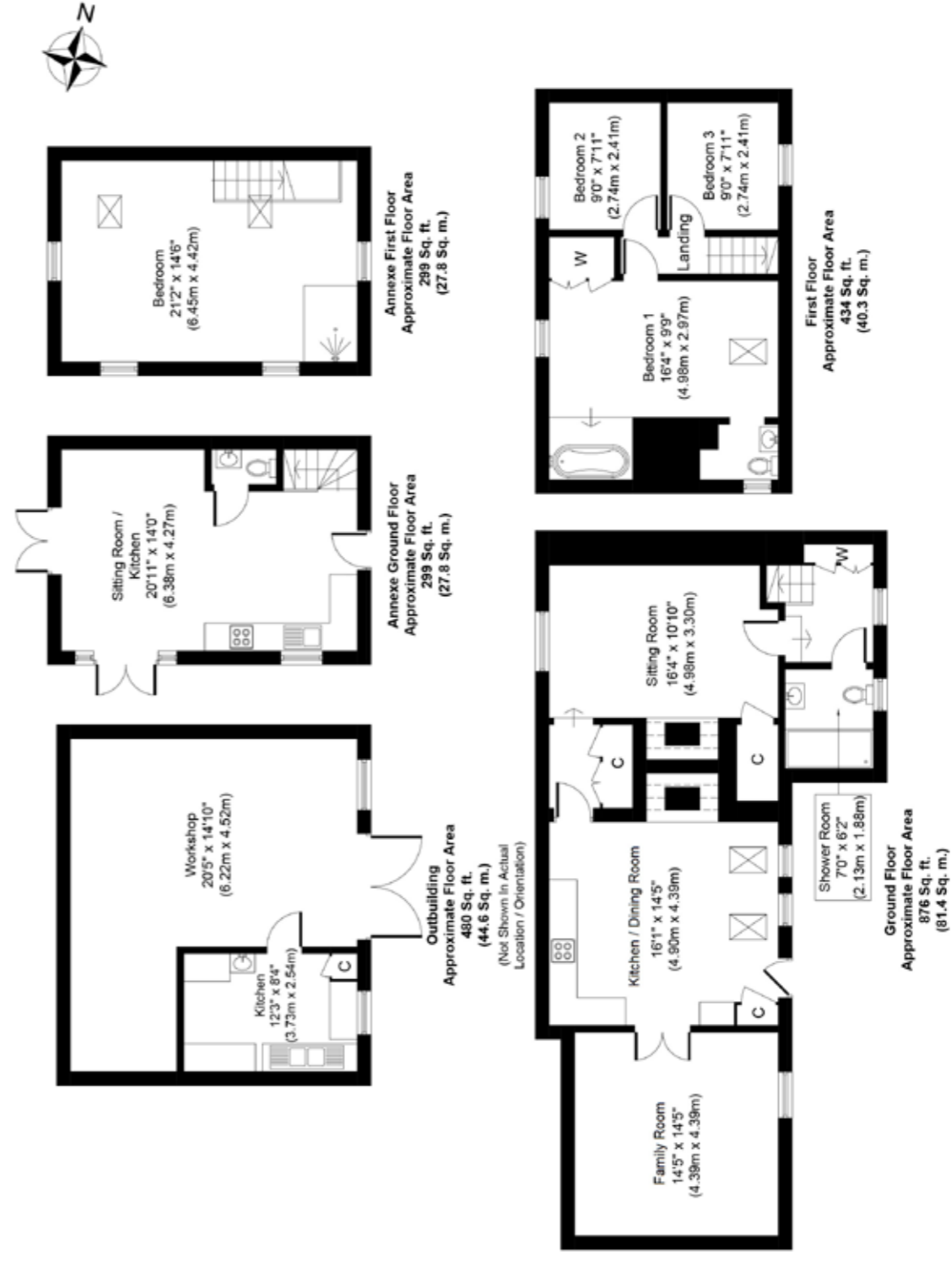
A five-bar wooden gate leads into an enclosed, private garden and grants access to both the main cottage, annexe and fitted workshop.

At the bottom of the garden is a large watertight workshop with power and light and also a commercially fitted kitchen with power, light and running water. The garden is laid to lawn with railway sleeper borders, log store and playhouse.



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ALL THE REASONS



# Great Hockham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A picturesque village, Great Hockham has the village green at its centre. The village currently has a

primary school (100 pupils) and a popular pub, The Eagle. There is a church, community hall and playing field on the outskirts of the village and there are also a number of nearby campsites. Within walking distance of the village is Thetford Forest, with its numerous walks and trails (including the Pingo Trail) and the Peddars way forms part of the village's western parish boundary. Hockham is well known for the former Breckland author Christopher Bush (1885-1973), who wrote

under both his own name and the pseudonym Michael Home. His Breckland novels give an excellent insight into village life at the turn of the 19th century.

Attleborough is a market town situated within the Breckland district and is located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from the Vendor



Thetford Forest is a great place for all the family; for those looking for adventure to the chance of a social picnic amongst the trees.

“Thetford Forest is on our doorstep and has miles of countryside walks perfect for unwinding and getting a little exercise.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 8807-4900-7229-2927-1463

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.

## AGENT'S NOTE

The Main Cottage has a Flying Freehold. Bedrooms two and three are situated above the ground floor of the neighbouring property.

# SOWERBYS



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