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THE STORY OF

Swiss Cottage

Necton, Norfolk

SOWERBYS



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Tuns Road, Necton,
Swaffham, PE37 8EH

Charming, detached, period home set in an idyllic location

Established grounds, extending to 0.26 acres (STMS), directly overlooking All Saints Church

Residing within a popular village location in the heart of Norfolk

Internal accommodation extending to approximately 1,984 sq. ft.

Spacious open-plan kitchen / dining room with a separate utility room

Two further reception rooms bursting with original features and a reception hallway / study area

Up to five bedrooms, two en-suites and family bathroom

Lawned garden with feature summer house and approximately 618 sq. ft. of additional outbuildings

Ample parking via a shingled driveway and open carport

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“We have been fortunate to live in this pretty house in the heart of Norfolk.”

Swiss Cottage is a period family home, part of which dates back to the mid 1800's and has a unique façade of flint, solid brick and timber. Designed in Victorian times, it has elements of Tudor architecture and finishes associated with church buildings, as well as a crest plaque linking the building to the local landowners. The front flint-and-brick wall has a wrought-iron gate leading to the church yard and there is a paved area to the front of the property. Over the years the property has had a series of extensions, whilst sympathetically retaining much of the original features in

keeping with the age and location of the building in a conservation area.

A tree-lined access lane leads to the generous shingled driveway, providing ample parking. There is an attractive brick retaining wall and you're immediately taken aback by views of All Saints parish church, which dates back to the 14th century and is famous for the carved angels in its roof. In addition to the ample parking, there is a carport and an array of outbuildings, including a large workshop and storage.





Due to its age and character, the property has two entrances. To the front of property, the formal entrance can be found, with a beautiful Gothic archway and solid wooden door. The reception entrance hallway is accessed from the rear of the property and offers a versatile space. Oak stairs rise to the first floor landing with a built-in storage cupboard and space for a desk, perfect for creating your own study area.

Travertine natural stone tiles stretch out across the living space throughout the ground floor, benefiting from underfloor heating and each room can be zoned. There are two front reception rooms. The dual aspect living room overlooks the fields to the east and floods morning light into the property, ideal for spending your days at home relaxing, with original beams and a working fireplace with a multi-fuel burner, brick interior and vintage oak mantel.

The sitting room provides the same charm, but is slightly smaller than the living room, providing a snug space. An open doorway with ancient wooden lintel guides you in. This room is also dual aspect with original beams, a fireplace with multi-fuel burner and oak mantel, and travertine floor with underfloor heating. Furthermore, there is useful full-height storage to the left of the fireplace.





“The dual aspect living room overlooks the fields to the east and floods morning light into the property.”





The kitchen is fitted with base and wall cupboards with oak doors and includes two extra-height larder-style cupboards currently housing the boiler. There is a range-style gas cooker with five burners and an electric hot plate, double electric oven and a storage drawer beneath, with tiled splash-back and extractor hood. The kitchen contrasts beautifully with the travertine stone tiling and marble-effect imitation stone work-surfaces. There is space for a fridge/freezer and plumbing for a dishwasher. The utility area to the rear of the kitchen has plumbing for a washing machine and space for a dryer, with shelving for extra storage. There is a separate cloakroom fitted with a traditional toilet and high-level Victorian cistern. There is also a wood clad porch for boots and coats.

“The view from almost all the windows is of either countryside or the church.”

The first floor houses five good-sized bedrooms. The principal bedroom has a large window with wonderful views of the church, and further benefits from built-in wardrobes and an en-suite shower room. The versatile fifth bedroom is currently utilised as a dressing room and enjoys views of the rear garden, alongside bedroom four, which also benefits from an en-suite. The remaining bedrooms are all well-served by the spacious family bathroom. The internal doors with natural oak finish and the New-England shutters are a feature throughout the first floor.



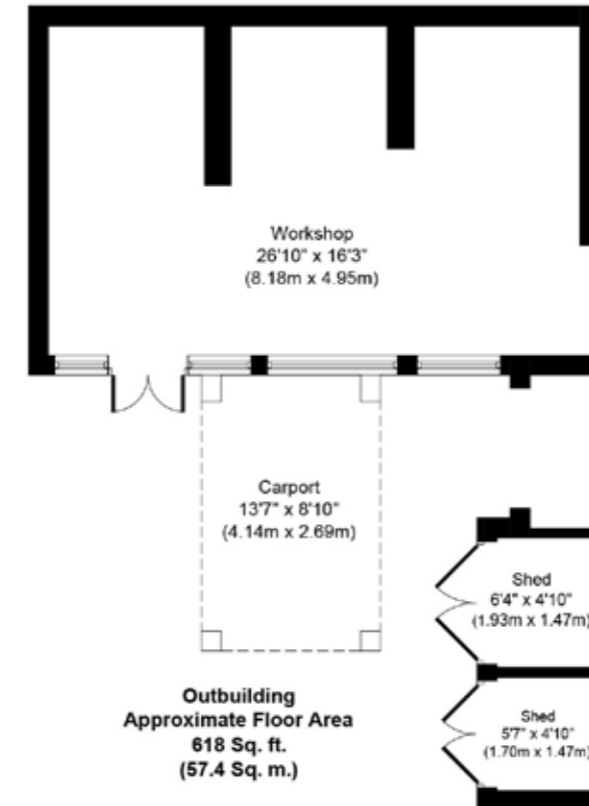
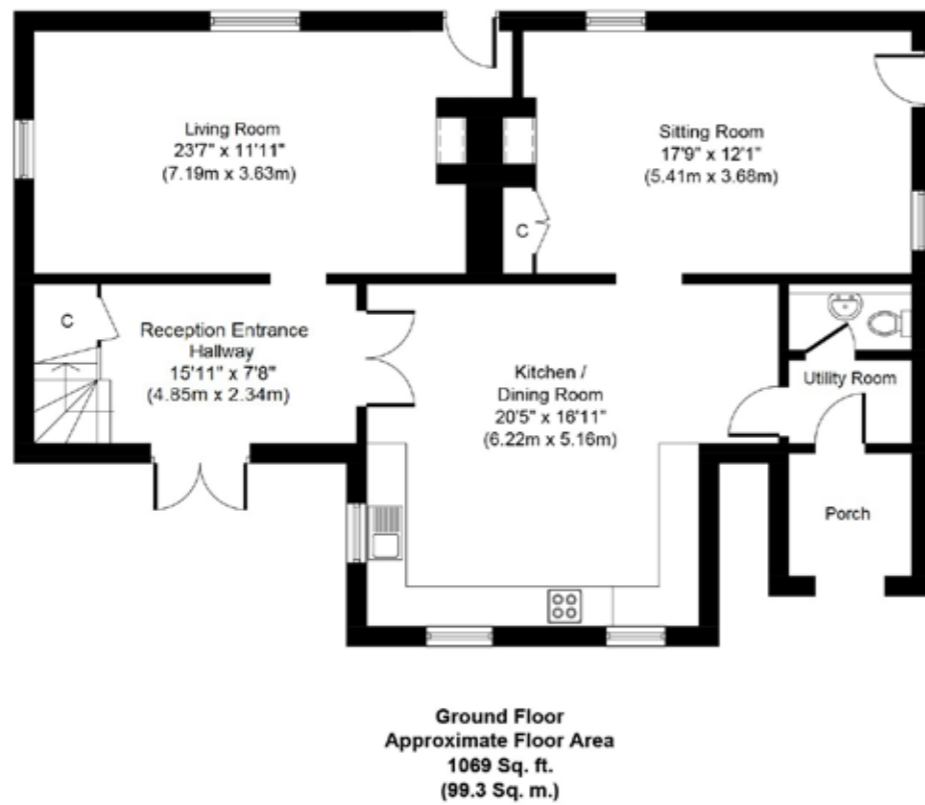
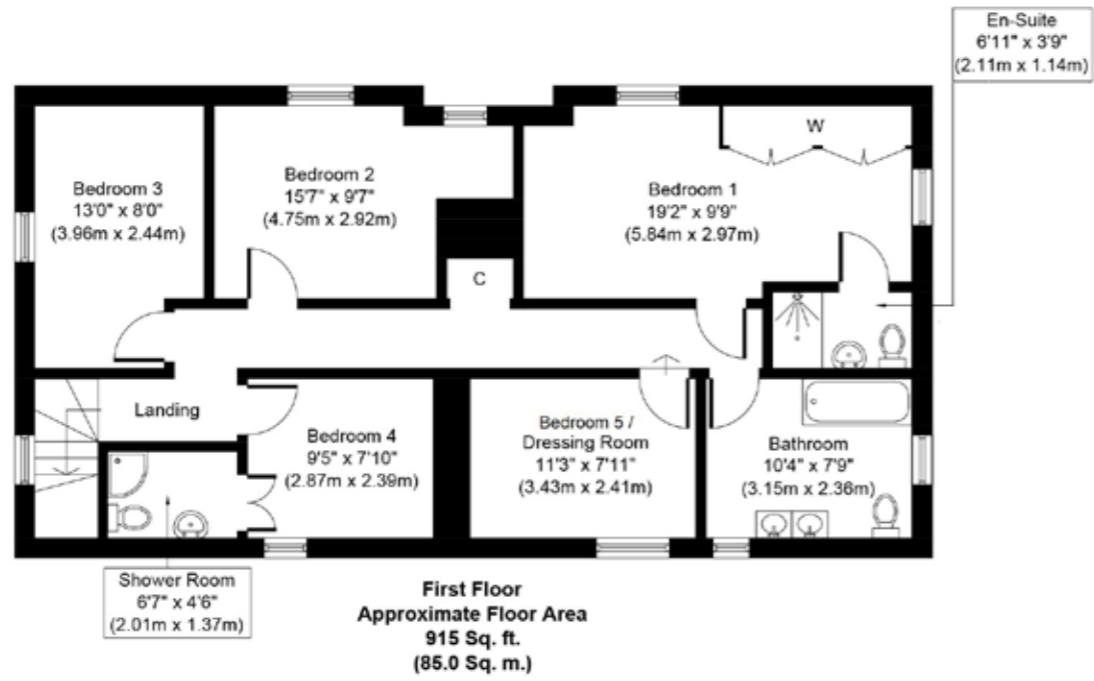


The property comes with a lovely, secluded garden which is a real peace haven for wildlife, with bee orchids appearing in recent years. There is a red brick retaining wall with fencing and a beech hedge, mixed borders, shrubs, a line of fruit trees and two mature Paulownia trees.

The outbuilding has an electricity supply and currently houses an extra freezer. It is insulated and double-glazed, perfect for storage or potential for conversion into an annexe, subject to the relevant permissions. There are also two further stores, one for wood and one for garden tools. To one side of the garden is an all-year-round cabin with electricity, with long windows on three sides and good views of the garden. There is also an additional paved area for outdoor dining.



“We love being in the heart of the village, whilst feeling hidden away within the conservation area.”



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.

ALL THE REASONS



Necton

IN NORFOLK
IS THE PLACE TO CALL HOME



Sat between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton

offers the best of both

traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the

foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground flour from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.



Note from the Vendor



Castle Acre

“Our favourite places to visit nearby are Sandringham, Castle Acre, West Acre Gardens, Oxburgh Hall and Lynford Arboretum.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Gas fired central heating with underfloor heating to the ground floor and radiators to the first floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0278-9025-7255-4846-4940

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 NOTES

The property is accessed across a private driveway with right of way vehicle access.
Please note, the EPC has been logged under an incorrect address, however the details of the EPC are accurate.

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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