



Market Cottage  
Lynn Road | Setchey | Norfolk | PE33 0BD

# UNIQUE AND TRADITIONAL



This is a very attractive looking Grade II Listed house with five bedrooms, two reception rooms and a cellar.

It also has a garage and bar as well as a garden with mature trees and plants.

There are character features with fireplaces, high ceilings and beams and wooden flooring within the home and it's within 5 miles of Kings Lynn and all it has to offer.



# KEY FEATURES

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- A Beautiful Grade II Listed Family Home situated in the West Norfolk Village of Setchey
- Generous Living Accommodation Set Across 3 Floors
- Modern Kitchen, Dining Room & Cellar
- Sitting Room with Log Burner Style Gas Fire
- Five Double Bedrooms and Two Bathrooms
- Pretty and Mature Enclosed Private Garden with Pond
- Driveway, Garage and Bar/Workshop
- Full of Character and Charm
- Total Accommodation extends to
- No EPC Required

If you ask the owners what first drew them to the property, they will tell you it was the beauty and grace of the cottage. "When we first stood outside the property, I was taken aback by its Carstone brick, beautiful porch and how stunning the character of the house was", and this is an undeniable feature of the home.

## A Tale To Tell

From the moment you arrive at Market Cottage, the charm and wonder of the property are overwhelming; it's unlike any other property in the area, and it stands out as a welcoming and warm place to live. It's alluring and perfectly combines a traditional home style with a tonne of unique features. As the owners say, it's a "proper country house oozing charm." The property dates back to the 1700s, and it's a Grade II listed building, meaning there is no shortage of history steeped throughout. It used to be an inn called The Old Bull Inn, which is why it boasts impressively high ceilings and large rooms. Having lived at Market Cottage for three years, the owners are downsizing, having seen their children fly the nest. It's time for this beautiful cottage to become a loving home for another family.

## Friendly And Fun

From the moment you enter Market Cottage, you will see just how much space there is. With high ceilings and visible beams, it boasts a classic interior throughout. A gorgeous view leads from the hall, through the dining room and into the kitchen. This space makes the cottage a fantastic place to entertain guests and host loved ones. The current owners found enough space for a second Christmas tree, which helps create a wonderland of festive fun.





# KEY FEATURES

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One of the main focal points of this house is the exposed Carstone brick wall in the lounge area, with a cosy fireplace for those winter evenings. All five bedrooms in the house are double, and the master bedroom has its own en-suite. Currently, one of the bedrooms is used as a walk-in wardrobe, showcasing just how versatile the rooms of this property can be. If you need extra storage, take advantage of the cellar. It's also where you will find a dray, which still has the rails where beer barrels were once rolled down.

## Attention To Detail

A unique feature of this home is that it has a multipurpose space which can be used as a bar, study or gym. Currently, it's used as a music and bar room, but this is easily changed depending on your preferences. This additional room is part of the double garage and can be accessed via the garden. It's not just the cottage's interior that's something special, but the outdoor space is something to marvel at. The double doors lead into a walled courtyard area, which is ideal for a table and chairs. Elsewhere, there are fully stocked planted beds and trees around the boundary. There is so much to see and do in the garden of Market Cottage and hours of fun to be had. Whether you are planning a big barbeque with neighbours or a relaxing meal with family, the garden provides the perfect place to do so. You can enjoy watching the fish swim around the pond and transport yourself back to childhood by having a go on the swing hanging from the apple tree. Plus, the garden is fully enclosed and secure, giving you a lot of privacy and escapism.



































# INFORMATION

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## On The Doorstep

Setchey is a village in west Norfolk, 5 miles south of the historic town of King's Lynn, close to the A10 road and the River Nar. King's Lynn is a sea port and market town and has a main line railway station with links to London King's Cross, taking approximately 1 hour and 40 minutes. It also has two theatres, an art gallery, museums and sporting venues. There are three secondary schools and a college, a recently refurbished shopping centre and numerous leisure opportunities.

## How Far Is It To

The historical market town of Wisbech, which is approx. 15 miles to the west, offers supermarkets, a swimming pool and sports centre, library, museums and a theatre. The North Norfolk Coast with its long sandy beaches and charming seaside villages is close by, as are world-renowned nature reserves, and historic market towns. The popular seaside resort of Hunstanton is only 18.5 miles away and the Royal Estate of Sandringham is just 11 miles away. The cathedral city of Norwich lies approx. 46 miles to the South East with all the local amenities, including an airport with national and international flights.

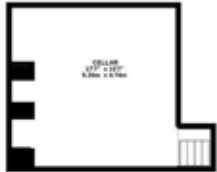
## Services and District Council

Oil Central Heating, Mains Water, Mains Drainage  
Kings Lynn & West Norfolk District Council  
Council Tax Band B £1537.73 PA

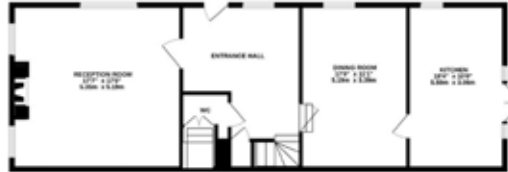
## Tenure

Freehold

**BASEMENT**  
325 sq.ft. (29.9 sq.m.) approx.



**GROUND FLOOR**  
873 sq.ft. (80.9 sq.m.) approx.



**1ST FLOOR**  
723 sq.ft. (67.2 sq.m.) approx.



**2ND FLOOR**  
578 sq.ft. (53.7 sq.m.) approx.

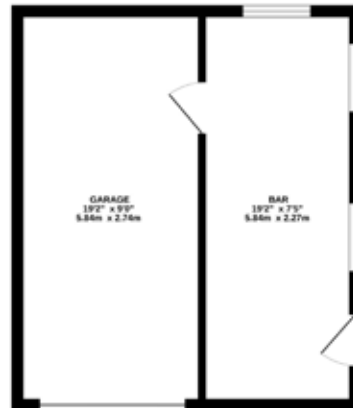


**TOTAL FLOOR AREA : 2487 sq.ft. (231.0 sq.m.) approx.**

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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**GROUND FLOOR**  
315 sq.ft. (29.2 sq.m.) approx.



**TOTAL FLOOR AREA : 315 sq.ft. (29.2 sq.m.) approx.**

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This property is a Listed Building and therefore does not require an Energy Performance Certificate



# FINE & COUNTRY

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