



THE STORY OF

# 1 High House

*Thompson, Norfolk*

SOWERBYS



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# 1 High House

Mill Road, Thompson, Norfolk  
IP24 1PH

A Charming Grade II Listed Cottage

Residing Within an Extremely Popular Norfolk Village

Enjoying a Wealth of Character and Original Features

Approaching a Quarter of an Acre Plot (STMS)

A Total of 1,525 Sq. Ft. Including a Detached  
Workshop and Fully Fitted Games Room/Bar

Three Bedrooms with an Upstairs Bathroom  
and Downstairs Shower Room

Generous L-Shaped Living/Dining Room

Country Style Kitchen with an Adjoining Breakfast Room

Vendor Found

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“A lovely sense of community and a country life with a slower pace...”

A picturesque Grade II Listed cottage residing within a popular village in the heart of Norfolk.

1 High House is tucked away down a private driveway within the ever popular village of Thompson, close to the historic market town of Watton, which provides an array of amenities. There's direct access to the A11 corridor, perfect for days out to Thetford Forest, the historic city of Norwich or commuting out of the county.

Thompson is located on the edge of the Brecks, north of Thetford Forest and

is surrounded in countryside, ideal for those looking to escape to the country with rural walks at your doorstep but with the conveniences of modern living.

Accessed from a private road, the shingled driveway allows gated off-road parking, access to the detached workshop and views down the garden. Approaching a quarter of an acre plot (STMS) with an impressive 50m garden, it's the perfect place to get away from busy suburban life and with the added benefit of a detached games room/pub which provides the potential for use as a home office.





The internal space is highly versatile with accommodation extending to approximately 1,196 sq. ft. Immediately upon entering the property you are taken aback by the wealth of charm and originality. To the ground floor the impressive living/dining room features solid wood flooring, an exposed brick wall, and a wood burning stove, perfect for cosying up around the fire in those winter months.

The dining area has a cast iron fireplace, exposed wood brace beams and brick

“The living room is one of my favourite spots - it’s wonderful to sit and watch a good film with the fire lit.”

patterned floor. Furthermore, there is a stained glass window into the breakfast room, which is ideal for a generous dining table for the entire family or hosting dinner parties. The kitchen houses a country style kitchen complemented by red herringbone block weave flooring and solid wood worksurfaces. In addition there is a Rangemaster electric oven and a range of base storage units, and the room leads through into the breakfast room which has built in storage.



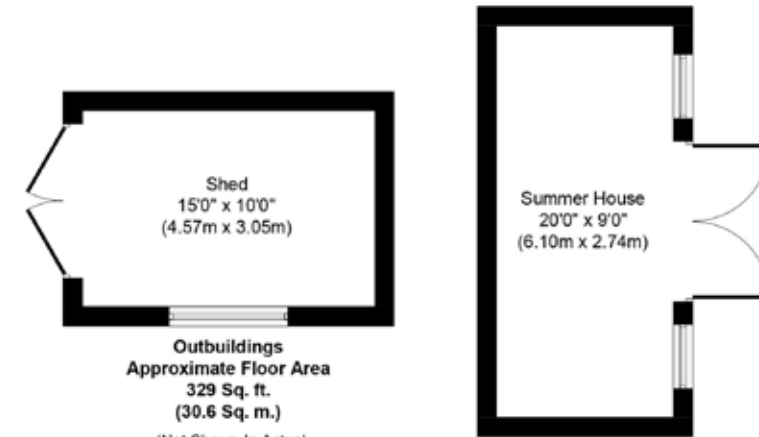
The former garage still retains its latched garage doors to keep the exterior façade but has been converted by the current owners and is used as a third bedroom, but due to its versatility it could be used as an additional snug or study. The remaining space downstairs includes the shower room, fitted with a large double shower, and is accessed off the rear lobby



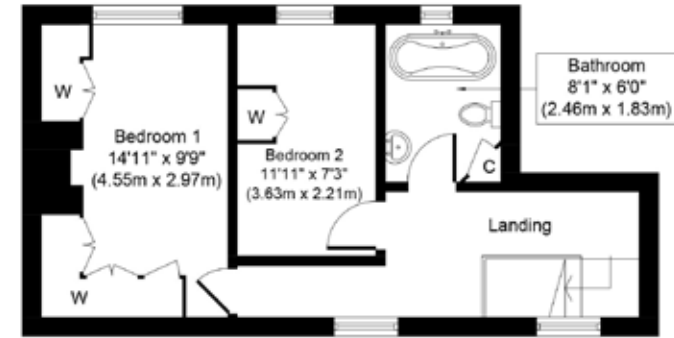
An original latched door leads up to a central landing, granting access to the two remaining bedrooms and upstairs family bathroom. The principal bedroom is fitted with a cast iron fireplace and exposed wooden beams. Both bedrooms enjoy views down the garden and share the upstairs family bathroom.



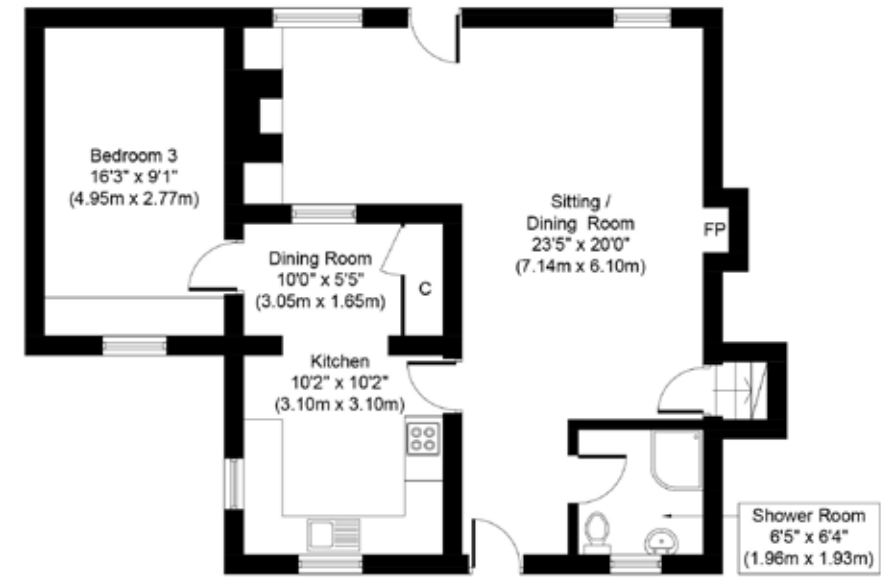




**Outbuildings**  
Approximate Floor Area  
329 Sq. ft.  
(30.6 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)



**First Floor**  
Approximate Floor Area  
395 Sq. ft.  
(36.7 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
801 Sq. ft.  
(74.4 Sq. m.)

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



# Thompson

IN NORFOLK  
IS THE PLACE TO CALL HOME



A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet

connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - a post office, Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender’s Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England’s oldest agricultural shows.

Just outside the town you’ll find Loch Neaton and Wayland Wood, the site of the children’s tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.



Note from the Vendor



1 High House is surrounded by beautiful countryside

“There are lovely walks to Thompson Water and along the Pingo Trail.”

THE VENDOR



**SERVICES CONNECTED**

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

**COUNCIL TAX**

Band B.

**ENERGY EFFICIENCY RATING**

An energy performance certificate is not required due to the property being Grade II Listed.

**TENURE**

Freehold.

**AGENT’S NOTE**

The property is located along a private road with right of access to a private driveway.

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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