



THE STORY OF  
**Donthorn Cottage**

*Swaffham, Norfolk*

**SOWERBYS**

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THE STORY OF

# Donthorn Cottage

Campingland, Swaffham,  
PE37 7RB

Period Cottage, Packed with Character and  
Charm in a Highly Desirable Area

Three/Four Bedrooms

Stunning Views Over The Campingland from  
Principal Bedroom and Living Room

Positioned Perfectly within the Market Town of Swaffham

Potential to Extend the Loft Space

Parking for Several Cars

Modern, Open-Plan Kitchen/Dining  
Room with Garden Views

No Onward Chain

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“It does not take long to fall for the charm  
and beauty of this wonderful cottage.”

Built in 1873, Donthorn Cottage was  
once the School Master's house for  
the neighbouring National School, which  
is now the local Church Rooms, which  
are privately owned.

This unique home contains original  
features from that era, when the Arts  
and Crafts movement was becoming  
more established, notably the chamfered  
window frames and the circular attic  
windows. Its quirky features and humble  
situation help create an original, homely  
experience, which is a joy to live in and it  
is spread over four floors.

Situated in a magnificently central

position on the Campingland, a  
delightful green much loved by the town,  
and on a no-through road, it is blissfully  
quiet yet only a five-minute stroll to the  
centre of town.

Along two sides of the garden you will  
find very old beech hedging, which host  
squadrons of sparrows, blackbirds and  
robins. The enclosed back garden is an  
oasis of flora and fauna with a plethora  
of wildlife. Around the elliptical lawn  
is a garden shed, a vegetable patch, very  
deep shrub borders, a wildlife pond and  
a covered seating area for relaxing and  
entertaining. Having tall boundaries, the  
garden is very sheltered and private.



Inside, it does not take long to fall for the charm and beauty of this wonderful cottage. The present owners have kept the front living room as a snug, with a wood-burning stove as the principal focal point - ideal in winter. While towards the rear, the dining room has a modern, architect designed and built, single storey extension incorporating the kitchen and utility room. The skylights highlight the flint walls of the listed building next door, and bi-fold doors lead your gaze out to the pond and garden beyond.

“This is a home which is historic, peaceful and cosy.”



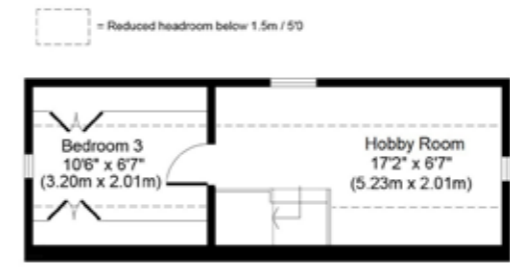
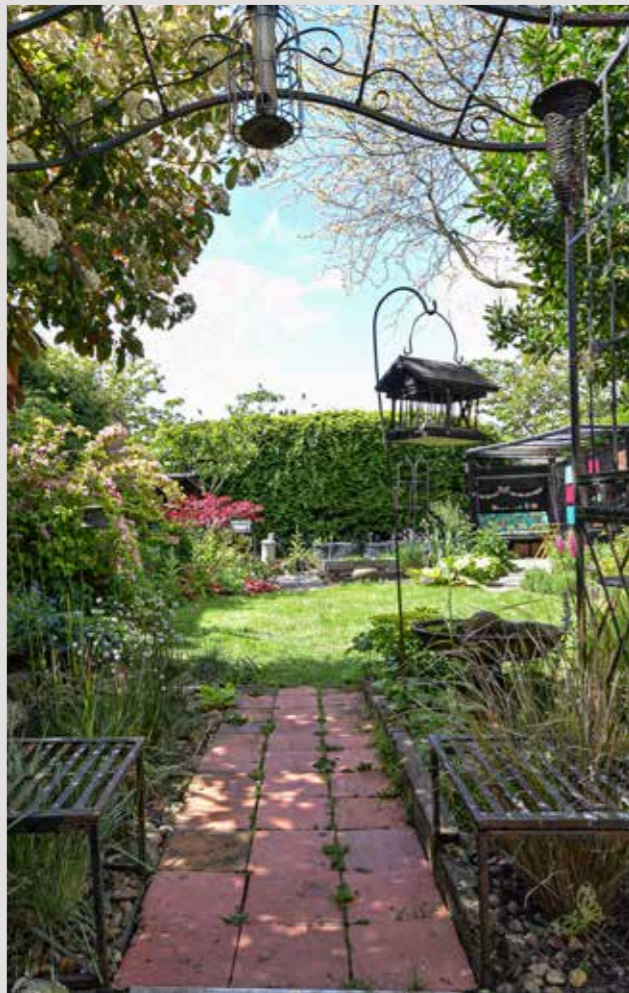
Beneath the living room is a lined basement room, which is used for storage, while on the first floor are the two larger bedrooms and the family bathroom. A third bedroom can be found in the attic space on the second floor, along with a further area currently used as a sewing and craft space, which could easily be converted into a functioning room with the addition of a partition wall.



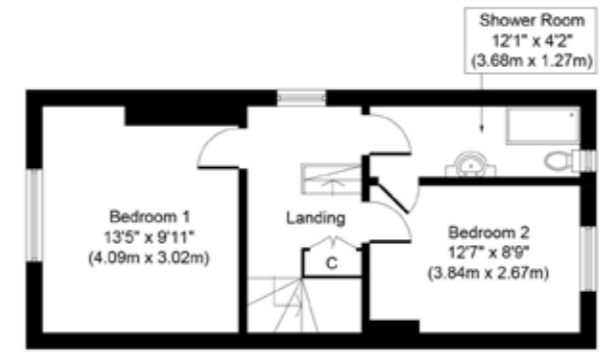
“We love the changing seasonal views of the trees on the Campingland.”

The cottage comes with approved planning permission to extend the attic space upwards by one metre, which would greatly enhance the space available. The architecturally designed plans and 3D visuals, come with the structural engineer’s report and a building contractor specification, should the new owners wish to take advantage of this unique opportunity.

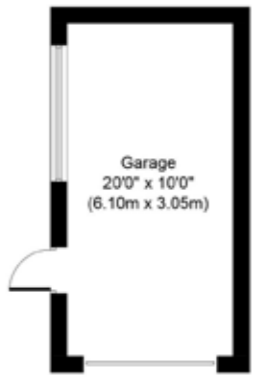




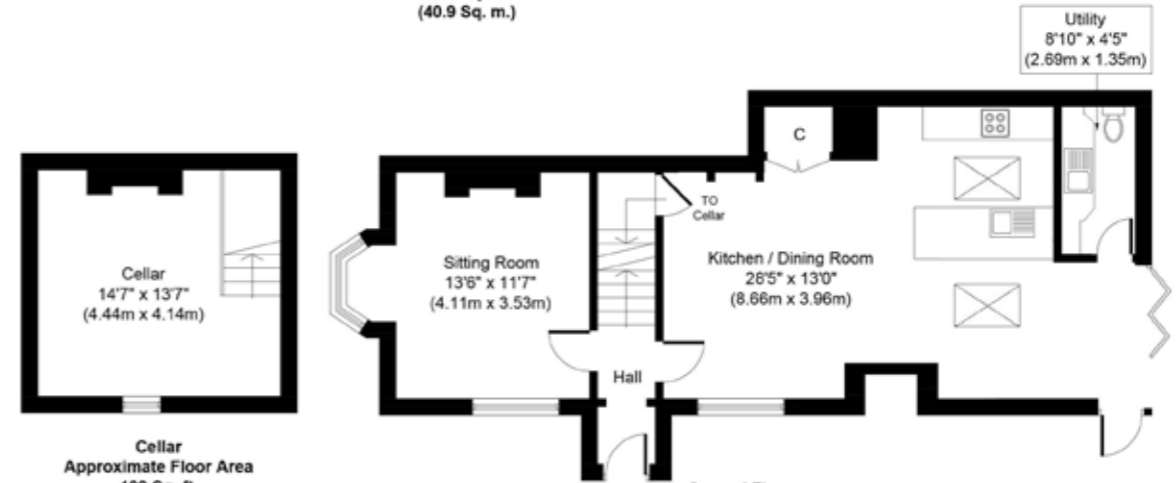
Second Floor  
Approximate Floor Area  
268 Sq. ft.  
(24.9 Sq. m.)



First Floor  
Approximate Floor Area  
440 Sq. ft.  
(40.9 Sq. m.)



Garage  
Approximate Floor Area  
200 Sq. ft.  
(18.6 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)



Cellar  
Approximate Floor Area  
199 Sq. ft.  
(18.5 Sq. m.)

Ground Floor  
Approximate Floor Area  
719 Sq. ft.  
(66.8 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.  
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ALL THE REASONS

# Swaffham

IN NORFOLK  
IS THE PLACE TO CALL HOME



An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market, Saturday street auction, and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about

Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



Holkham Beach

“The nearest stretch of accessible coast, and our favourite day trip, is at Holkham - it's beautiful at all times of the year.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref:- 1537-2127-2200-0687-5226

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.

### LOCATION

What3words: ///fidgeting.passport.hospitals

### AGENT'S NOTES

There is approved planning permission to extend the head height in the attic rooms by 1m (Ref: 3PL/2021/1096/HOU).

Please contact our Dereham branch for more information.

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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