



THE STORY OF

Orchard Cottage

Tittleshall, Norfolk

SOWERBYS

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Orchard Cottage

20 High Street, Tittleshall,
Norfolk, PE32 2PJ

Detached Period Cottage

Character Features Including Vaulted Ceilings and Beams

Delightful Kitchen/Breakfast Room
with Stable Door Access to Side

Generous Utility Room

Snug and Cosy Sitting Room

Ground Floor Shower Room

Two Double Bedrooms

Cottage Style Garden

Off Road Parking

Close to the North Norfolk Coast

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“The pace of life is slower here, and there’s fantastic access to an outdoor lifestyle...”

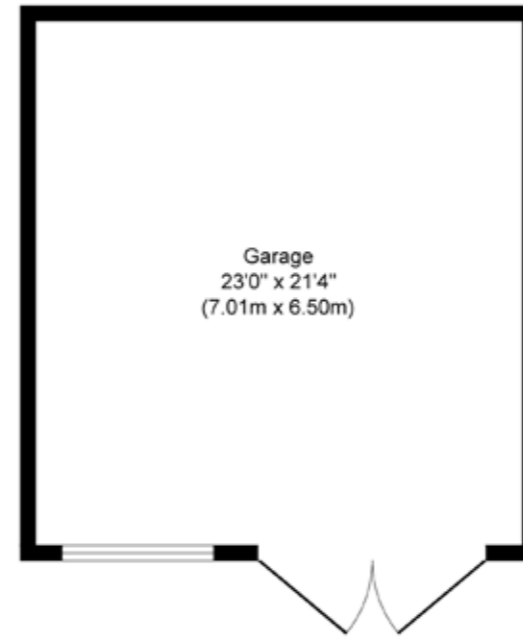
Driving through the Brecklands in mid-Norfolk, tucked away on Tittleshall High Street, you will find Orchard Cottage, a quintessential period cottage, most beautifully presented.

For those buyers seeking a period property lifestyle, beyond the solid timber gates, this pretty cottage satisfies the need and you could move in without having to do anything. The vaulted ceiling and oak floor make the kitchen a delight, and there’s plenty of space to dine with family and friends, given

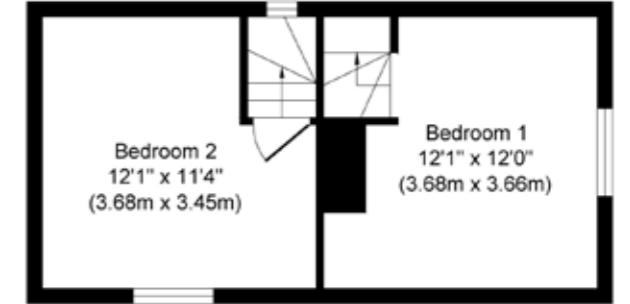
much has been removed from this space into the adjacent, super practical utility room. For those looking for a space for contemplation, the snug allows for some time out. The sitting room, with its ceiling beam, is both light and cosy, especially to snuggle up when the wood-burning stove is lit.

The quaint staircase divides into two and leads to the two double bedrooms, both characterful with more vaulted ceilings. The second bedroom overlooks the pretty garden.





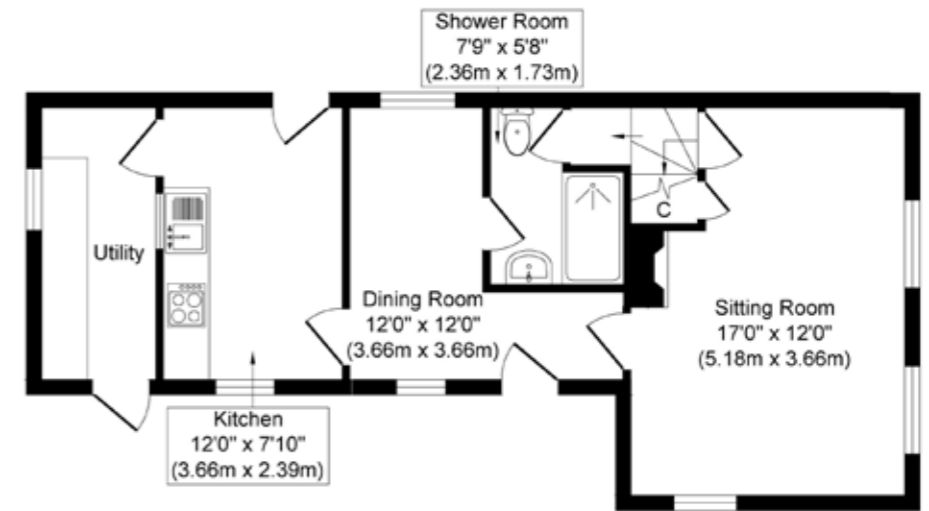
Garage
Approximate Floor Area
491 sq. ft
(45.61 sq. m)



Bedroom 2
12'1" x 11'4"
(3.68m x 3.45m)

Bedroom 1
12'1" x 12'0"
(3.68m x 3.66m)

First Floor
Approximate Floor Area
290 sq. ft
(26.94 sq. m)



Shower Room
7'9" x 5'8"
(2.36m x 1.73m)

Utility

Dining Room
12'0" x 12'0"
(3.66m x 3.66m)

Sitting Room
17'0" x 12'0"
(5.18m x 3.66m)

Kitchen
12'0" x 7'10"
(3.66m x 2.39m)

Ground Floor
Approximate Floor Area
512 sq. ft
(47.56 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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The story continues with what was once used as a double garage, but now provides flexible storage, a workshop or hobby room, provided with power and light. Off road parking to the drive allows the storage of your vehicles behind closed gates.

The proximity to the coast allows for regular visits, particularly for dog walking and there is much to discover in the area, amenity wise. It is time now for our sellers to move on and allow the next custodian to enjoy a new chapter in this immaculately presented home.



ALL THE REASONS



Tittleshall

IN NORFOLK
IS THE PLACE TO CALL HOME



An attractive village filled with brick and flint cottages and period homes, Tittleshall is about 9 miles to the north west of Dereham, and 6 miles south of Fakenham, with the cathedral city of Norwich about 30 miles away. Tittleshall has a village hall, bowls club, cinema club and the church of St Mary's has a splendid marble monument dedicated to Sir Edward Coke of Holkham.

Two miles away, Litcham provides a range of amenities. The village has a popular pub, The Bull, which is a traditional 17th century coaching inn, and Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve, situated to the south of the village on the Nar Valley Way, providing delightful walks surrounded by beautiful countryside scenery.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town with a twice weekly market, on Tuesdays and Fridays. There's a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse nearby, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.



Note from Sowerbys



Cley-next-the-Sea

“There are so many places to explore - all along the coast there are wonderful beach walks to enjoy...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2267-3013-3202-8312-9200

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: ///fruits.changing.sheds

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