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THE STORY OF

Peddars Cottage

Sedgeford, Norfolk

SOWERBYS



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Peddars Cottage

Docking Road, Sedgeford,
Hunstanton, PE36 5LR

Character Cottage with an Enclosed Garden

Three Bedrooms

En-Suite, Shower Room and Additional WC

Sitting Room and Dining Room

Kitchen/Breakfast Room with Aga

Ample Parking

No Onward Chain

Set in this beautiful rural village, and only a short drive from some of Norfolk's finest beaches, is Peddars Cottage. A traditional brick and carrstone property with versatile accommodation, perfect for multi-generational use.

The spacious living room enjoys an open fire and is bathed in natural light through the window to the front. For hosting family gatherings, the separate dining room is the perfect spot. However, with an adjacent shower room, it could alternatively be used as a ground floor bedroom.

Finishing off the ground floor is the kitchen with an aga cooker, a fantastic feature for any kitchen, plus a breakfast area at one end with french doors leading out to the garden.

On the first floor there are three bedrooms, one with an en-suite and the second bedroom has its own WC.

The cottage has the luxury of parking for several vehicles, which is a rarity with older cottages, and an enclosed rear garden with lawn, raised seating area and outbuildings.

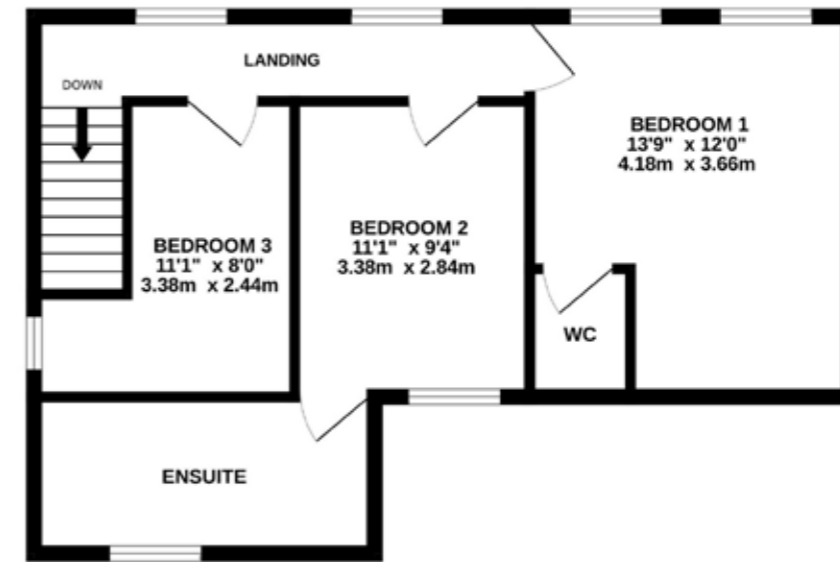
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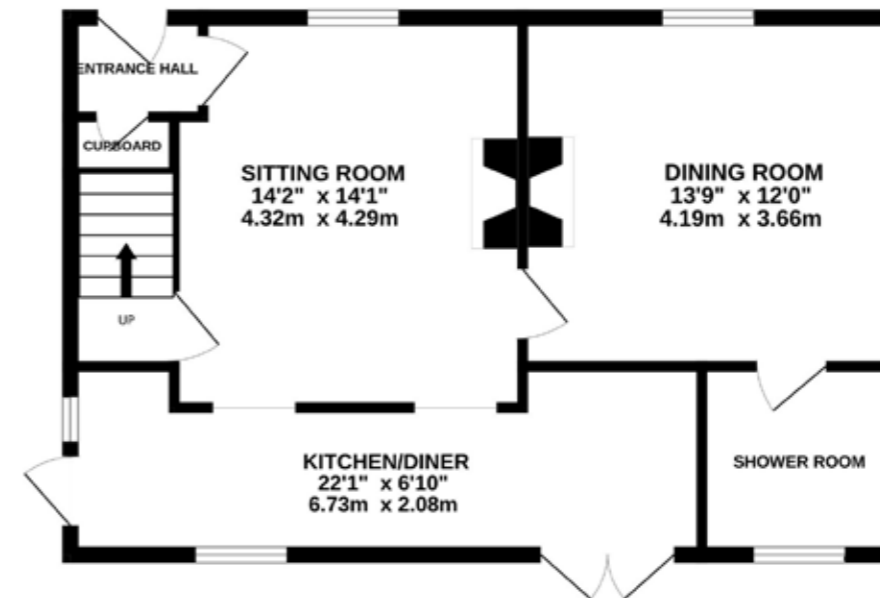
hunstanton@sowerbys.com



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



GROUND FLOOR
565 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of

Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from Sowerbys



Peddars Cottage

“Peddars Cottage is spacious, characterful, and homely.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9260-2474-4020-2299-8081

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: ///ambused.morphing.melons

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