



THE STORIES OF

Lanes End and The Lodge

Thompson, Norfolk

SOWERBYS

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36 Pockthorpe Lane, Thompson, Norfolk
IP24 1PN

Lanes End – A Charming Thatched Cottage

The Lodge – A Spacious Self-Contained Bungalow

Full of Character and Charming Features

Versatile, Light and Airy Accommodation

Well-Presented Throughout

A Total of Four Bedrooms

Two Driveways, Garage and Carport

Beautiful South/Westerly Aspected Gardens

Wonderful Field Views to Rear

No Onward Chain

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“We’ve loved being cosy by the fire and have wonderful memories, particularly of the cottage at Christmas.”

Introducing Lanes End, a wonderful example of a three bedroom thatched cottage nestled in the sought-after village of Thompson. With its quintessential charm and character, this property promises a cosy and welcoming home to its next owners.

Boasting traditional thatched roofing, and an abundance of charming period features, Lanes End is a delightful property which offers the perfect blend of country living and warm and cosy modern convenience, with a good degree of versatility.





The cottage has been lovingly updated and renovated in recent years to ensure that it offers comfortable and stylish living spaces throughout.

The ground floor of the property comprises of a welcoming entrance porch with a convenient utility/boot area to one side, a cosy living room complete with a stove inset into a stunning exposed brick fireplace, and a bright and airy classic country kitchen - befitting the style of the property.

“Historic, unique and loved home.”

There is also a well-sized dining room, perfect for hosting family meals and entertaining guests in front of a must-have open fire. The lovely garden room looks out towards the property's handsome façade, offering the perfect place to unwind - whether inside or outside of its patio doors, it feels incredibly inviting. Additionally, completing the ground floor, there is a bedroom and bathroom.

Upstairs, the property offers two bedrooms, each accessed by their own private staircases. Overflowing with character, each has their own unique view of the surrounding countryside. and there is also en-suite facilities to the principal bedroom.

“Our history with Thompson started in 1971. We moved to the village in ‘78 and it’s a privilege to live in Lands End since 1998. Our extension, The Lodge, offered us extra space.”

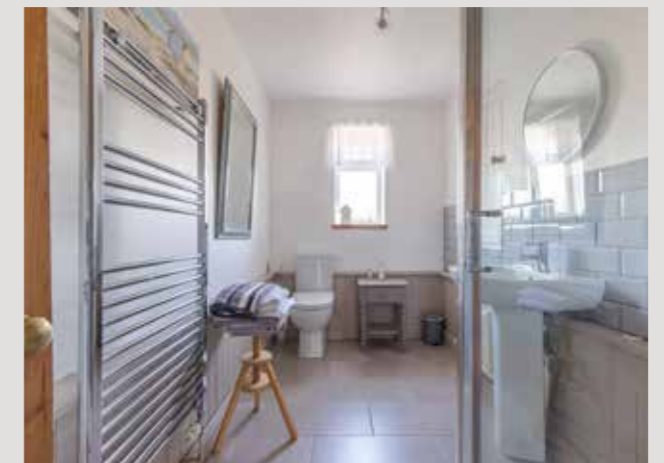


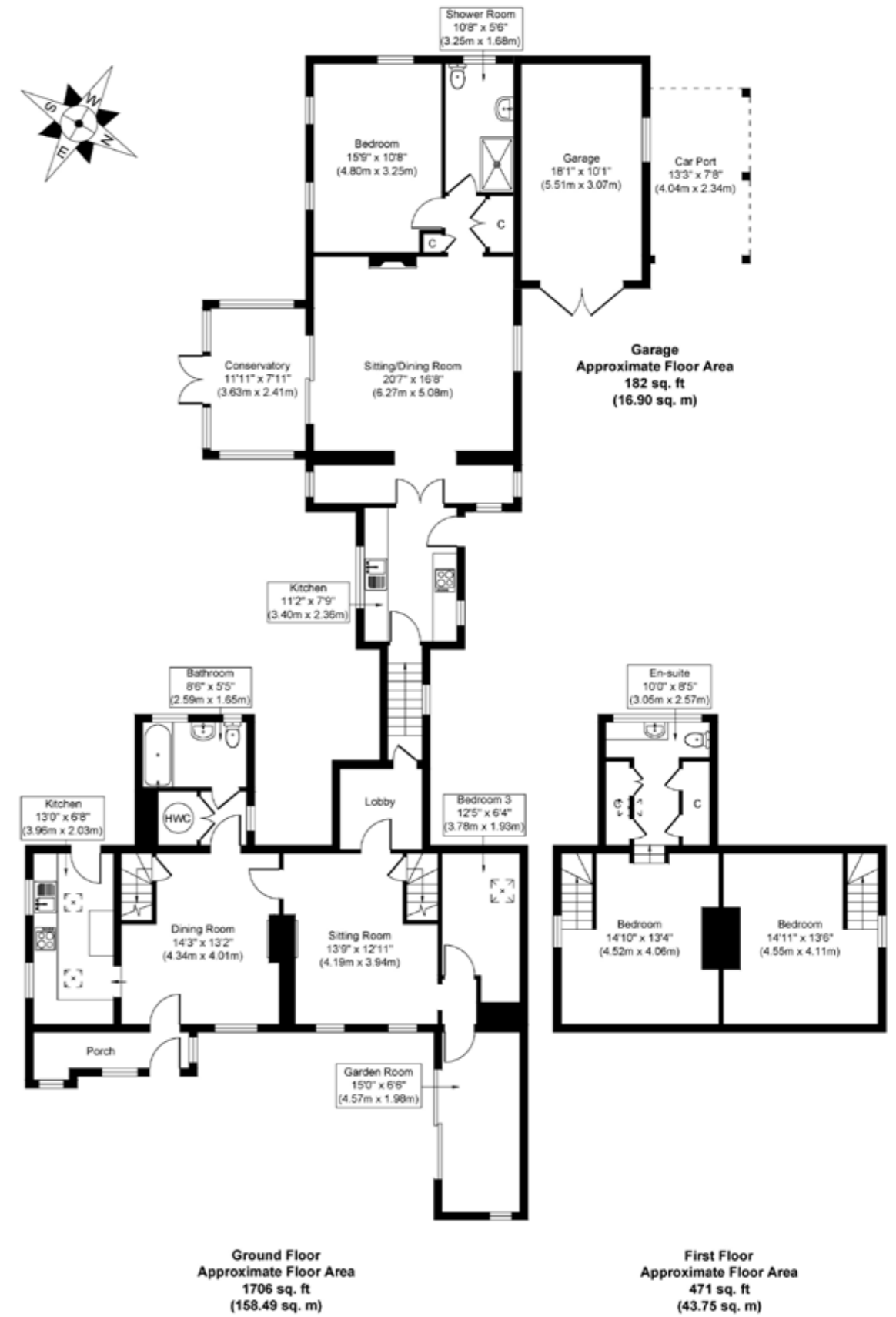


Moving to the extension, The Lodge, it is a convenient self-contained bungalow. The Lodge features its own private access, via it's own driveway and a lobby - with stairs leading from Lanes End.

Offering a spacious studio living space, it is perfectly set up with its own kitchen, conservatory, bedroom and shower room. It would make an ideal guest accommodation, a self-contained annexe/holiday let, or perfect for multi-generational living. The adjoining garage and carport are also highly useful additions to The Lodge.

Lanes End and The Lodge share a wonderfully landscaped garden that is both scenic and private, providing the perfect setting for outdoor entertaining and al-fresco dining. The property also benefits from two driveway entrances, one for each property.





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



Our clients loved the trails, woods and countryside lanes available to explore.

“There are many places to enjoy on our doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank.
Oil fired central heating, with separate boilers to each property.

COUNCIL TAX

Lanes End: B and The Lodge: A

ENERGY EFFICIENCY RATING

E. Ref:- 0300-2220-8240-2027-2681

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: ///worry.umbrellas.sound

AGENT’S NOTE

Our vendors inform us that the thatch is due to be replaced and this is booked for Spring 2023.

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.

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