



THE STORY OF

Willow Cottage

Northwold, Norfolk

SOWERBYS

S

THE STORY OF

Willow Cottage

1 Pinfold Lane, Northwold,
IP26 5LH

Detached Cottage

Former Blacksmiths Cottage and
Workshop Dating Back to 1790s

L-Shaped Kitchen/Dining Room

Sitting Room with Log-Burner

Separate Dining Room

Three Bedrooms

Garage Converted to a Studio

Enclosed Garden and Off Road Parking

Tranquil Location

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“... by the fireplace is a cosy spot, with a view of the fantastic rustic garden.”

The phrase “if the walls could talk” perfectly captures the essence of this property, which is believed to date back to the 1790s and was originally a blacksmith’s cottage and workshop.

Over time, Willow Cottage has transformed into a warm and cosy home, without compromising on space. As you approach the property, a welcoming serenity greets you.

The layout of the cottage has clearly evolved over the years, adding to its charm. The L-shaped kitchen/dining

room has become the heart of the home—a space that not only allows ample room for honing culinary skills, but also serves as a delightful gathering place for socialising.

The sitting room is a favourite spot for our sellers, who find solace sitting by the log-burner, basking in the cosy atmosphere and enjoying the picturesque views of the garden. For more formal occasions, there is a separate dining room too.



“I love sitting in the kitchen, the light is beautiful and you often see horses passing by.”





Completing the ground floor is a recently upgraded bathroom, which adds a delightful touch to the cottage. Additionally, for those who consider future possibilities, the dining room could easily be converted into a bedroom, really lending itself to multi-generational living.

“...we wake up to glorious views across the fields.”



Moving to the upper level, the landing provides access to three bedrooms, two of which are double in size, and the principal bedroom enjoys a walk-in wardrobe and breath-taking countryside views.



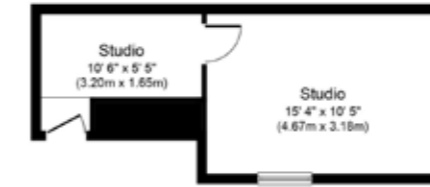
As our sellers are passionate musicians, the garage has been converted into a studio. However, it can easily be transformed into a home office or restored to its original purpose as a garage if needed. There is also ample off road parking.



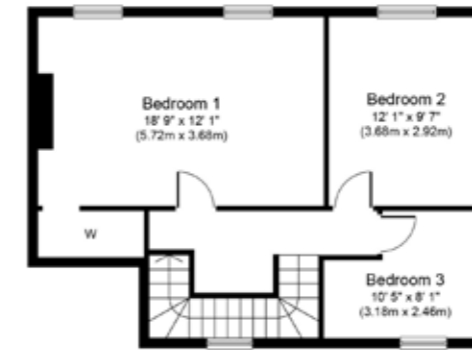
The outdoor space of this property is a welcoming retreat. The garden caters to all, providing ample room for fun with family and friends whilst hosting barbecues. There is even space for the avid gardener to create their very own allotment.



This charming cottage, with its rich history, is now ready for someone new to make it their home.



Outbuilding
Approximate Floor Area
240 sq. ft.
(22.3 sq. m.)



First Floor
Approximate Floor Area
571 sq. ft.
(53.1 sq. m.)



Ground Floor
Approximate Floor Area
834 sq. ft.
(77.5 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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS



Northwold

IN NORFOLK
IS THE PLACE TO CALL HOME



Northwold is a picturesque village nestled amidst the scenic countryside. With its idyllic setting and close-knit community, this village offers a tranquil and inviting atmosphere for residents and visitors alike with a village hall, sports and social club, and St Andrew's Church.

Nature lovers will find solace in Northwold's stunning surroundings. The village is surrounded by lush green fields, inviting exploration and outdoor activities.

Northwold also benefits from its convenient location, with easy access to nearby towns and cities. Just a short drive away, you can explore the historic market town of Downham Market. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and

buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers. Or venture further afield to the city of Norwich, known for its rich cultural heritage and vibrant atmosphere.

In summary, Northwold is a quintessential Norfolk village which captivates with its timeless beauty, scenic surroundings, and close-knit community. It offers a peaceful retreat from the hustle and bustle of city life, where you can enjoy the best of both worlds – the charm of rural living and the convenience of nearby amenities.



Note from the Vendor



The studio.

“We’ve been able to live in a more relaxed and creative way. The outbuilding has been a fantastic extra space too.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating via oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9190-2395-3090-2020-9935

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: ///fairway.throats.lamppost

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL