

THE STORY OF

Thatch Cottage

Great Fransham, Norfolk

SOWERBYS

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Thatch Cottage

Station Road, Great Fransham,
Norfolk, NR19 2JB

Charming and Characterful, Grade
II Listed Thatched Cottage

Stunning Exposed Timbers and Beams Throughout

Approximately 0.4 Acres (STMS) with
Paddock Views to the Rear

Three/Four Bedrooms

Two Fireplaces with Wood-Burning Stoves

High-Specification Fitted Kitchen

Generous Living Space including Sitting
Room, Dining Room, and Study/Snug

Bathroom with Spa Bath and Utility

Highly Versatile Triple Garage/Workshop

Driveway Providing Ample Parking

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“A quintessential Norfolk cottage.”

‘Thatch Cottage’ is a charming and characterful home, which is set within approximately 0.4 acres (STMS) of delightfully landscaped grounds in the heart of some of the most picturesque mid-Norfolk countryside.

This delightful cottage is situated on the periphery of the desirable village of Great Fransham, offering a perfect blend of rural tranquillity and convenient ease of access to all that Norfolk has to offer, with good links to the A47 and nearby historic market towns of Dereham and Swaffham.

Entering the property, you’ll immediately be struck by its warmth and charm, the traditional thatched roof adding an unmistakably picturesque touch to this country home.

Stunning beams and timbers are a strong feature, but also an excellent light and airy feel is present throughout the cottage with dual aspects to most of the accommodation.



The ground floor provides ample living space for entertaining and relaxation, with a welcoming sitting room featuring a cosy fireplace with inset wood-burning stove, a separate dining room with a stand-out inglenook fireplace, and a study/snug, which could be used as a home office or even an additional bedroom.



The kitchen/breakfast room is the heart of the home and has been designed with style and practicality in mind. It provides a bright and inviting space with a range of appliances, bespoke cabinetry with an expanse of granite work-surfaces, and a range cooker to facilitate the creation of delicious meals to enjoy with family and friends. Off the kitchen is a convenient utility room, which leads to the family bathroom. The bathroom is tastefully designed, has underfloor heating, and features a luxurious spa bath and separate shower.





On the first floor, three generous bedrooms offer ample space, light, and comfort. The principal bedroom boasts a vaulted ceiling, creating an excellent feeling of space, as is the second bedroom, which provides picturesque views of the garden.

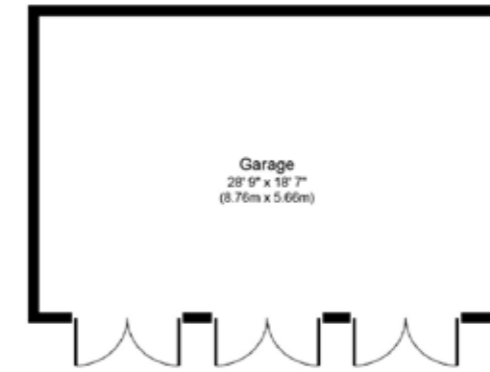
The stunning, landscaped gardens envelop the property and extend to approximately 0.4 acres (STMS), creating a peaceful haven in which to relax, unwind, and entertain whilst overlooking the paddocks to the rear.



The triple garage, finished with a bonded resin floor, provides ample parking and storage space, with the driveway providing additional parking for guests.

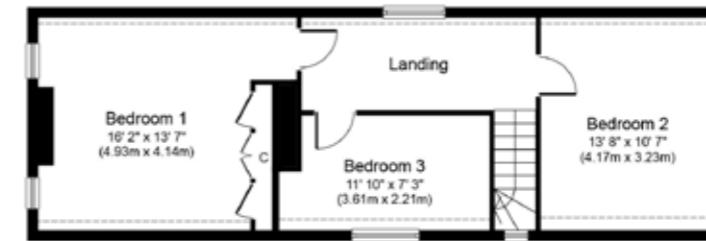
Surrounded by majestic gardens, 'Thatch Cottage' is a charming and characterful property, which combines traditional features with a modern living space, making it the perfect home.





Garage
28' 9" x 18' 7"
(8.76m x 5.66m)

Garage
Approximate Floor Area
838 sq. ft.
(50.0 sq. m.)



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



Ground Floor
Approximate Floor Area
860 sq. ft.
(79.9 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



Great Fransham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled amidst the picturesque Norfolk countryside, this rural gem offers a tranquil and idyllic setting for residents and visitors alike.

The Fransham Village Hall, which situated in Great Fransham but also shared with Little Fransham, is a place for the community to come together. The hall is regularly used for various activities such as village quiz nights, dog training, keep fit classes and ad-hoc events over the festive periods too.

The village is characterized by its quintessential English charm, with traditional thatched cottages, charming houses, and well-maintained gardens dotting the landscape. The surrounding countryside boasts rolling hills, lush fields, and meandering country lanes, providing a beautiful backdrop for leisurely walks and exploration.

While this delightful village offers a peaceful and rural lifestyle, it is still well-connected as it is conveniently located within easy reach of Dereham, a market town that provides a range of amenities, including shops, restaurants, and leisure facilities. Additionally, the vibrant city of Norwich is within a reasonable distance, offering a wider array of cultural, entertainment, and shopping opportunities.

The All Saint's Church, a beautiful medieval building, stands as a prominent landmark and a testament to the village's past. The church's stunning architecture and tranquil atmosphere make it a place of serenity and reflection. For nature enthusiasts, there are offers ample opportunities to enjoy the great outdoors

Great Fransham is a picturesque and tranquil village that captures the essence of rural Norfolk. It is a place where residents can enjoy a peaceful lifestyle and visitors can experience the beauty of the Norfolk countryside.



Note from Sowerbys



Paddock views.

“ a peaceful haven in which to relax, unwind, and entertain whilst overlooking the paddocks to the rear.”

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SERVICES CONNECTED

Mains water and electricity. Private drainage via septic tank. Heating via oil fired central heating. Underfloor heating in the bathroom.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///overpower.partners.younger

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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