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THE STORY OF

# Chequer Cottage

*Great Ellingham, Norfolk*

SOWERBYS



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# Chequer Cottage

1 Church Street, Great Ellingham,  
Norfolk, NR17 1LE

Beautifully Presented Grade II Listed Cottage  
with Versatile Accommodation

Charming Features Including Exposed  
Beams and Handmade Windows

Farmhouse Style Kitchen

Cosy Fireplace with Wood-Burner

Studio Adjacent to the Cottage, with Dual Aspect  
Windows, Skylights, Power, and Light

Cottage Style Front Gardens, Driveway Parking,  
Garage, and a Delightful Paved Courtyard

Set in the Heart of a Popular Village,  
with a Thriving Community

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“Living in this property and  
preserving it for future generations  
has been a privilege...”

Nestled in an idyllic setting, this beautifully presented cottage offers spacious and versatile accommodation and, being wonderfully positioned in the centre of the village, it's just a short distance from village amenities. Chequer Cottage, a Grade II Listed property, showcases traditional brick and timber framed construction and dates back to the early 1700s. With a recent extension and a pan-tiled roof, the cottage blends history with modern updates.

Step inside to an inviting entrance hall leading to a sitting room, study, bathroom, and a well-designed kitchen

with a farmhouse feel. The dining room boasts ample natural light, and a utility room provides convenience.

The first floor features two spacious bedrooms, each with their own unique charm, as well as a stylish shower room and large built-in wardrobes.

Additionally, you'll find charming features such as exposed beams, handmade windows with monkey tail handles, and a farmhouse style kitchen, with useful pantry. The cosy fireplace with a wood burner adds to the ambiance.

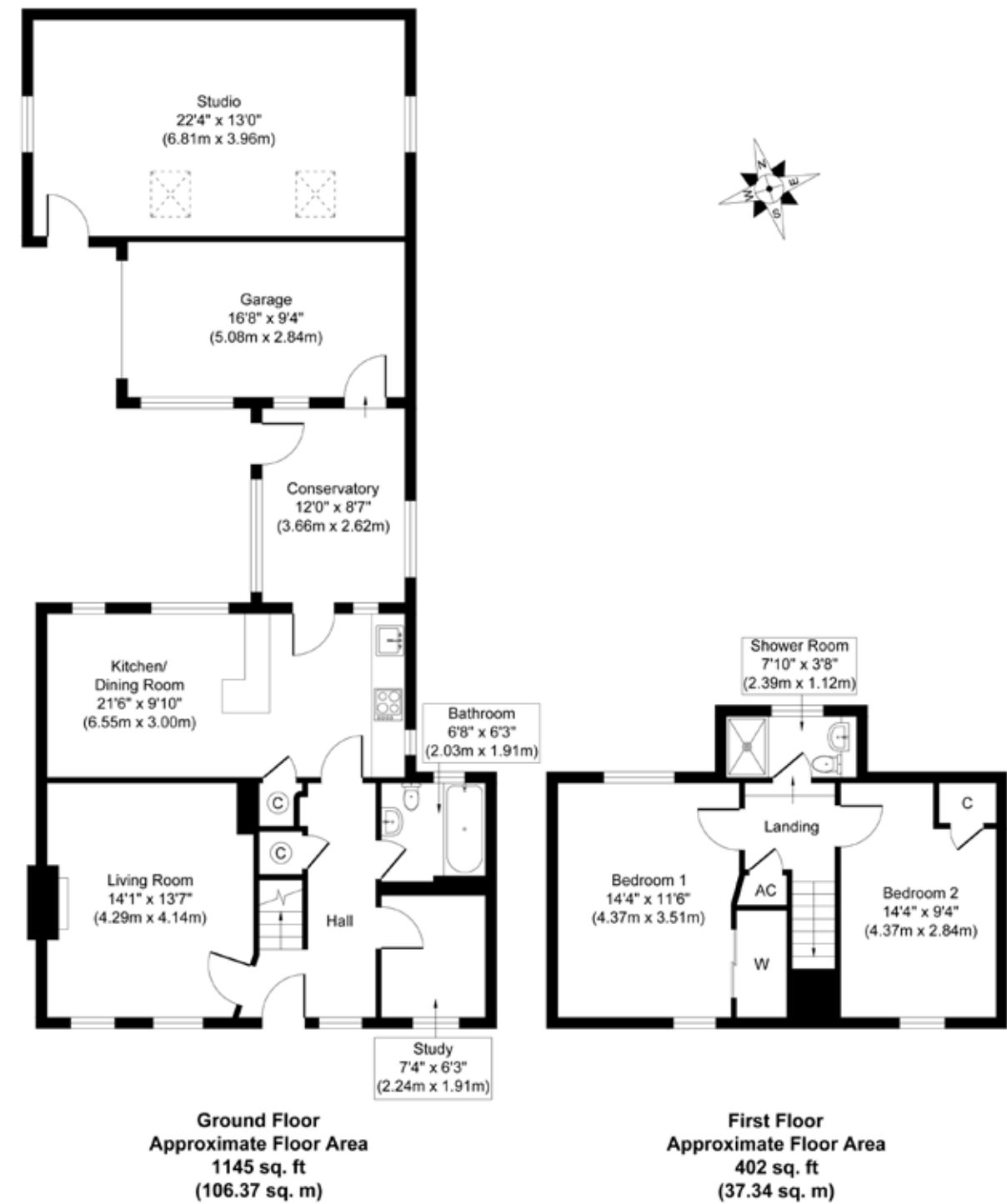








“The cottage sits in the heart of a busy village but there are times in the day when all you can hear is birdsong.”



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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Adjacent to the cottage, there's a studio, with power and lighting, offering huge potential and versatility. Skylights and dual aspect windows flood in light and make it an inspiring place to work or create.

Outside, the cottage enjoys a prominent position with beautiful cottage style front gardens featuring mature trees, shrubs, and vibrant flowers. The rear offers driveway parking, a garage, and a delightful paved courtyard.

Chequer Cottage is a true gem, which blends historical character with modern comfort; a haven in which to enjoy a fulfilling lifestyle while embracing the charm of village living.



“...there's the most beautiful walk along Mill Lane. The skies there are incredible at sunset and when the sun goes down they are filled with sparkling stars.”







ALL THE REASONS

# Great Ellingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A charming Breckland village, Great Ellingham is nestled amidst the beautiful Norfolk countryside,

offering an idyllic setting for residents and visitors alike. The village boasts a well-stocked local shop, and a Post Office. The Crown serves excellent food and, in the heart of Great Ellingham, is a proper village pub. There are several nearby supermarkets, schools and further services in neighbouring Hingham and Attleborough, each no more than three miles away. In addition, the village is within easy reach of the A11 which gives easy access to Norwich, the A47 and furthermore to London and the Midlands. Attleborough enjoys a regular rail service to London and Norwich.

For recreational activities, Great Ellingham offers various groups and clubs that foster a sense of community and engagement. Sports enthusiasts can enjoy the local cricket club, where matches are held during the summer months. The village also has a football club, pétanque club, and flower club. The village's dark skies status makes it the perfect setting for the Breckland Astronomical Observatory, which holds regular open evenings. The annual Great Ellingham Teddy Bear Festival brings together

creativity, community spirit, and a touch of whimsy to the village, filling the village with numerous imaginative straw bears, all crafted by local residents.

Great Ellingham's setting is characterised by its picturesque landscapes and scenic beauty. Surrounded by rolling fields, it is an excellent destination for walking and cycling, with numerous footpaths and bridleways weaving through the countryside, allowing residents and visitors to appreciate the abundance of wildlife.

The history of Great Ellingham can be traced back to the Anglo-Saxon era. The village was mentioned in the Domesday Book of 1086, and has a notable heritage of agriculture, with farming playing a crucial role in its growth and identity. The 14th-century church of St. James features stunning architecture and is a popular destination for history enthusiasts.

Great Ellingham offers a wonderful blend of amenities, clubs, setting, and history. Whether it's exploring the countryside, participating in sports, or delving into the village's historical roots, Great Ellingham has something to offer for everyone.



Note from the Vendor



“It has been great fun restoring the quintessential cottage garden, adding new plants alongside the old apple trees and roses I inherited...”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Central heating via modern electric combi-boiler. Full fibre broadband connected.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required due to the property being Grade II Listed.

## TENURE

Freehold.

## LOCATION

What3words: ///crossword.songbirds.muscular

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# SOWERBYS



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