



THE STORY OF

Park Cottage

Shipdham, Norfolk

SOWERBYS

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Park Cottage

High Street, Shipdham,
Norfolk, IP25 7PA

Stunning Georgian Property, Tastefully
Renovated and Extended

Impeccable Attention to Detail with High-
Quality Finishes Throughout

Thoughtfully Designed, Open-Plan
Kitchen/Dining/Living Space

Abundant Natural Light Through Georgian Sash Windows

Principal Bedroom and Second Bedroom
with Original Cast Iron Fireplaces

Two Additional Double Bedrooms

Luxurious Family Bathroom

Well-Proportioned Garden, Perfect
for Outdoor Entertaining

Electric Gates, Ample Parking and Double Cart Lodge with
Conversion Potential (Subject to Necessary Consents)

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“... an exceptional contemporary family
home.”

Located in the heart of Shipdham Village, this exquisite red brick Georgian property has undergone a meticulous renovation and extension, orchestrated by Icon Architectural in Norwich, resulting in an exceptional contemporary family home.

No detail has been overlooked, evident in the Cat 5 wiring, underfloor heating in the new extension, and luxurious bathrooms. Original features have been lovingly preserved from the elegant vertical window shutters, to the varnished floorboards and cast-iron fireplaces in the bedrooms.

The grand, Georgian sash windows flood the reception rooms with natural light and have been expertly restored. The front sitting room boasts a wood-burner, and the rear reception room features a stunning brick fireplace, ready for a flue installation.

The original kitchen has been replaced by what is now the true jewel in the crown, a magnificent open plan kitchen/dining/living space. Flooded with sunlight from multiple sets of bi-folds and a lantern skylight, this room has been designed not only for family life, but also for those who love entertaining.

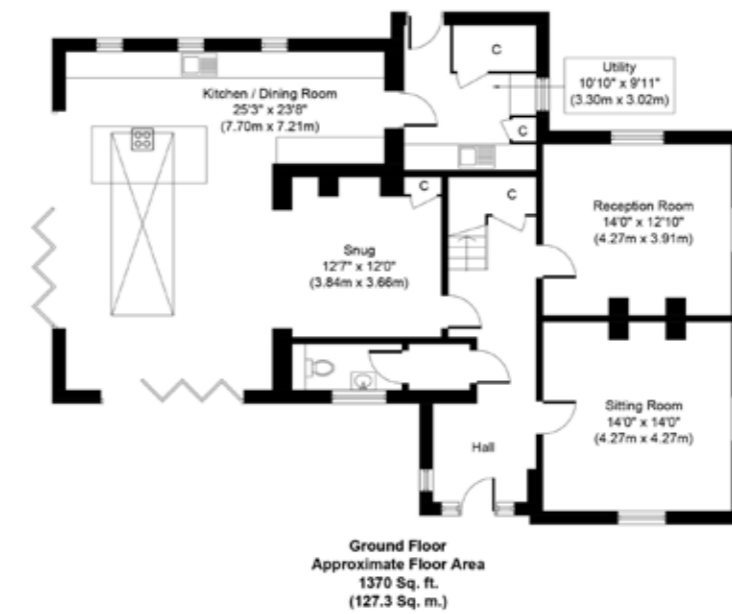
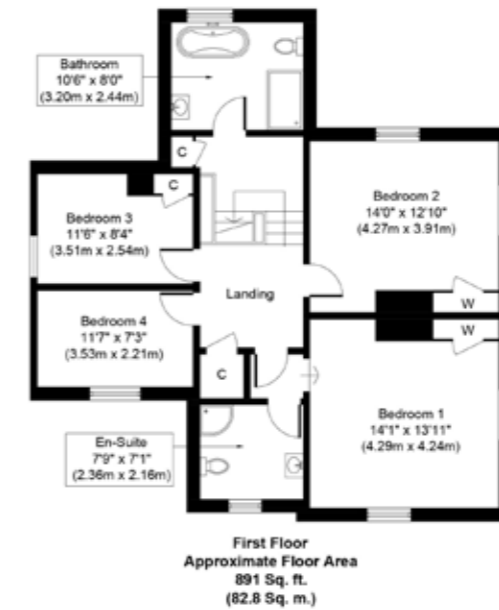
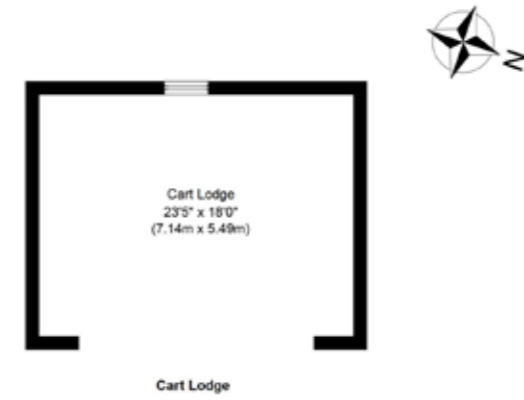




The principal bedroom with its own en-suite, and large second bedroom both showcase original cast iron fireplaces, while the two smaller double bedrooms overlook the garden. The luxurious family bathroom is a sanctuary with a free-standing bath and large shower.



The generous plot is accessed through electric gates leading to a spacious driveway, providing ample off road parking, and a well-designed double cart lodge, offering potential for a loft conversion or annexe, subject to the necessary consents. The fully enclosed garden presents a canvas for personalised landscaping and embraces indoor/outdoor living.



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

Shipdham

IN NORFOLK
IS THE PLACE TO CALL HOME



Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton

and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent

years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



A historic photograph of the market town of Dereham.



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 2237-3425-8200-0237-6202

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

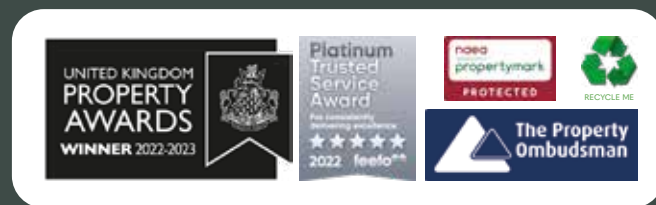
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AGENT'S NOTES

Some of the internal images have been virtually staged.

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



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