



THE STORY OF

Park Cottage

Didlington, Norfolk

SOWERBYS



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Park Cottage

Didlington, Thetford,
IP26 5AT



Charming Characterful Cottage

Four Bedrooms

Multiple, Versatile Reception Rooms

1.2 Acres (STMS)

A Wonderful Restoration Opportunity

Multiple Outbuildings, Ripe for Conversion
(Subject to necessary consents)

Beautiful Countryside Setting



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“We loved being able to host wonderful events in the paddock with barbecues, games, and camping overnight.”

Explore beyond the tree line and discover this inspiring home with a rich history of fond memories and local connections, combined with charming elevations which would not look out of place in the pages of a fairy tale.

Occupied by the same family since 1973, this loving home has been the epicentre of social events which would see family and neighbours gather together for all manner of celebrations and festivities, including activities such as cricket, football and rounders on the paddock, camping in the garden and pony rides around the grounds.

Park Cottage sits enchantingly encompassed by stunning mature trees and greenery. Every elevation further

accentuates its alluring curb appeal which invites you to journey within its walls where the views back to the outside are equally as captivating.

Having been the home of the Farm Manager, the day-to-day access was predominantly through the later addition of the brilliantly practical utility room, which provides a great place to keep muck and outer layers contained. However, when approached from either of the two elegant porches, it becomes quickly apparent that there is an element of symmetry and this is owed to fact that Park Cottage was once two dwellings which sat back-to-back. Now combined, there are multiple well-proportioned reception rooms which offer versatility in function and layout.





With the possibility to reinstate an additional entrance, there is yet more flexibility in design to suit requirements. The proportions of the dining room and sitting room are complemented by high ceilings and feature fireplaces, one of which still has a vintage stove which could be restored to make a superb focal point finish to a dramatic space.

Being semi-open plan, the two spaces can combine together for larger gatherings or be delicately separated during cosy evenings curled up with a movie and the crackle of logs on the fire.

An extra room is ideally proportioned for a whole multitude of uses, whether as a study, snug or playroom, but the options here are further increased by the potential for conversion of two brick outbuildings (subject to relevant planning permissions), which could become home offices, studios or quiet retreats for young and old alike.

“The family get together at Park Cottage will always be remembered.”

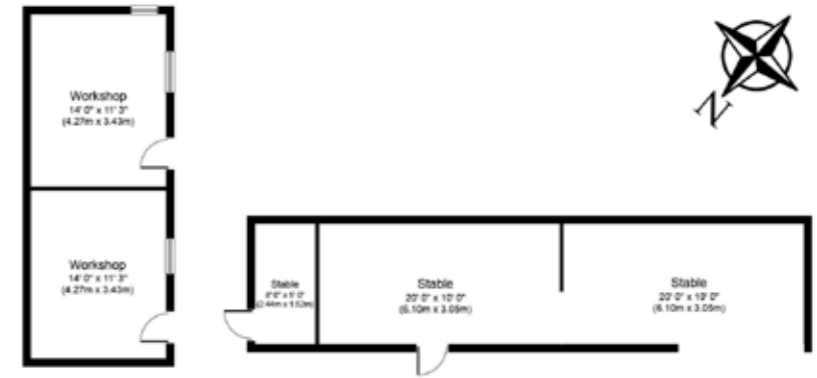
Upstairs, an impressive landing area would likely have once been a bedroom but is now a great spot to pause with a book. Three bedrooms are generous doubles and the fourth is a small double or comfortable single room. However, much as indicated already, it is likely that a buyer would consider alterations and the smaller bedroom gestures opportunity to create an enviable principal suite in conjunction with its larger neighbour.

The elevated views from every aspect over the surrounding landscape are mesmerising, including a glimpse of the nearby church to the north-east. The field between was historically a cricket pitch thought to have been visited by several notable cricketers who have run the wicket. Naturally, there is opportunity to see the comings and goings of wildlife in abundance throughout the year.

“Each window has a totally different view of Didlington life.”

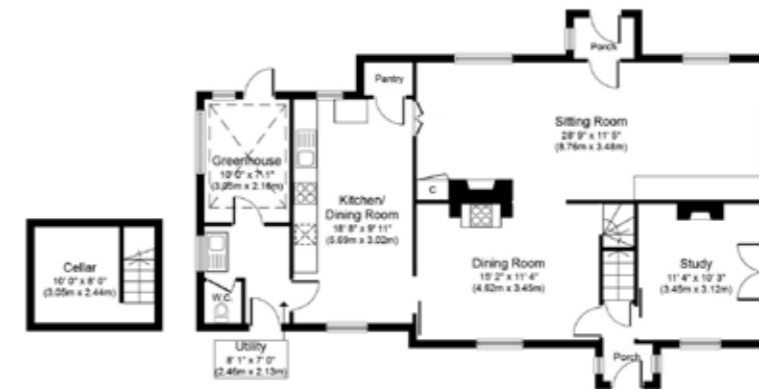
Outside, the garden is divided into numerous areas with each chapter granting new places to take in the sights and sounds of the countryside and the textural character of the home. In addition to the aforementioned brick outbuildings there is a timber barn with four compartments – perfect for general storage, a workshop or even a place to keep the classic motor, bikes and hobby gear.

The original Didlington Hall was constructed in the 17th century before being further extended into a magnificent residence in the 1800’s. Sadly, following its requisition and subsequent use by the army during WWII the hall was demolished but thankfully a number of the charming period properties that served the estate were retained including the exciting opportunity that is, Park Cottage.



Outbuilding
 Approximate Floor Area
 1,151 sq. ft.
 (106.9 sq. m.)

First Floor
 Approximate Floor Area
 839 sq. ft.
 (78.0 sq. m.)



Cellar
 Approximate Floor Area
 80 sq. ft.
 (7.4 sq. m.)

Ground Floor
 Approximate Floor Area
 963 sq. ft.
 (89.5 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.

ALL THE REASONS



Didlington

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque village nestled in the heart of the Norfolk countryside, Didlington offers a charming and idyllic escape from the bustling city life.

The village is surrounded by enchanting woodlands, providing ample opportunities for exploring, and with its serene atmosphere, Didlington is a haven for nature lovers and those seeking tranquillity.

One of the notable landmarks in Didlington is the historic St. Michael Church, a stunning church which stands as a testament to the village's rich heritage. With its ancient stone walls, exquisite stained glass windows, and peaceful atmosphere, the church offers a glimpse into the past.

Nature enthusiasts will find plenty to explore in the surrounding countryside. Picturesque

walking trails meander through the fields and woodlands, allowing visitors to immerse themselves in the natural beauty of the area.

Take a trip to High Lodge, Thetford Forest which is less than 10 miles away and a haven for wildlife, offering endless miles of walks, activities including Go Ape and their Gruffalo trail, and plenty of picnic areas. It is also a popular location for performances by music acts.

A short drive will take you to the popular towns of Swaffham and Watton, where you can explore local shops, eateries, and enjoy a whole host of amenities.

Whether you're seeking a peaceful retreat, an exploration of history and nature, or simply a break from the fast-paced world, Didlington offers a delightful, tranquil escape.



Note from the Vendor



A historic photograph of Didlington Hall

“We would hold events and games in the garden and most of the neighbours would attend and join in the fun.”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Private water supply via bore hole. Oil fired central heating. LPG bottled gas. Private drainage via septic tank.

COUNCIL TAX
Band E.

ENERGY EFFICIENCY RATING
F. Ref:- 0360-2022-4260-2597-4705

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: ///tissue.reader.grandest

AGENT'S NOTE

The property benefits from rights of way over access roads leading from both White Hart St (as from Foulden) and Cockley Cley Rd. The property is subject to covenants, please speak to Sowerbys for more information. There is currently a colony of bats hibernating in a portion of the roof space.

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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