



THE STORY OF
Dovehill Cottage
Sedgeford, Norfolk

SOWERBYS

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Dovehill Cottage

Cole Green, Sedgeford, Norfolk
PE36 5LS

Spacious Family Home

Two Reception Rooms

Snug/Downstairs Bedroom

Three Upstairs Bedrooms

Kitchen/Dining Room

Raised Location

Ample Parking

Double Garage

Large Garden

Beautifully Presented

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“Despite our sellers living here for 15 years, this home has a real modern feel - but does not lose any of its lovely character.”

Just a few miles in from the Norfolk coast sits the pretty village of Sedgeford with its country pub/restaurant, famous archaeological dig and rolling field views.

Nestled within the heart of this village is Dovehill Cottage, a charming and well-maintained detached family home. The current owners have taken great care of the property, and it offers ample living space in a quaint and lovely location.

As you enter the cottage, the entrance hall fills you with a level of grandeur which the lovely exterior of this home certainly

hints at. The space is light and airy, well-decorated and is your first taste at the lovely interior set to unfold.

At the rear of the home you are greeted by a large sitting room, which serves as an excellent space for entertaining guests. It features a beautiful fire surround with a wood-burner, adding warmth and ambiance to the room. The sitting room also has doors which lead out to the garden, allowing for a seamless transition between indoor and outdoor spaces - especially ideal for those summer evening parties.

For more formal gatherings, there is a dedicated dining room, providing an elegant setting for special occasions. Neatly connected to the kitchen, it opens itself up to being a welcoming and enlightening space within the home.

The kitchen has been thoughtfully remodelled by the current owners to create a spacious kitchen/dining room, which could really be the heart of the home. Let the keen-cook of the house create a delightful evening meal, utilising the lovely Aga oven, but still be a part of any conversation. The room offers itself as the ideal place to come together as a family and recount tales of a busy day.

The ground floor snug is an incredibly versatile room. Whilst it's a great place to relax and cosy up, it could be the perfect home office or function as a fourth bedroom - essential for larger families or those who work from home.

Heading to the first floor and the sense of space continues. The principal bedroom is an impressively large room with stunning views. The whole suite feels incredibly light and a private sanctum away from the rest of the home, especially with its well-sized en-suite bathroom, fitted with a sunken bath. The floor is completed with two more double bedrooms and a family bathroom.





Outside, Dovehill Cottage features a sizeable driveway, offering ample space for all the family - plus any additional guests. The double garage is the perfect place to keep a prized car well-protected, or simply great as extra storage.

The garden is a highlight of the home, backing onto a field it provides a peaceful and picturesque setting. An attractive patio area further enhances the outdoor space, an ideal spot for outdoor gatherings with family and friends.

Dovehill cottage offers a delightful lifestyle with its generous accommodation, beautiful garden, and convenient location. This is a perfect opportunity for families seeking a tranquil - yet well-connected - home near the Norfolk coast.

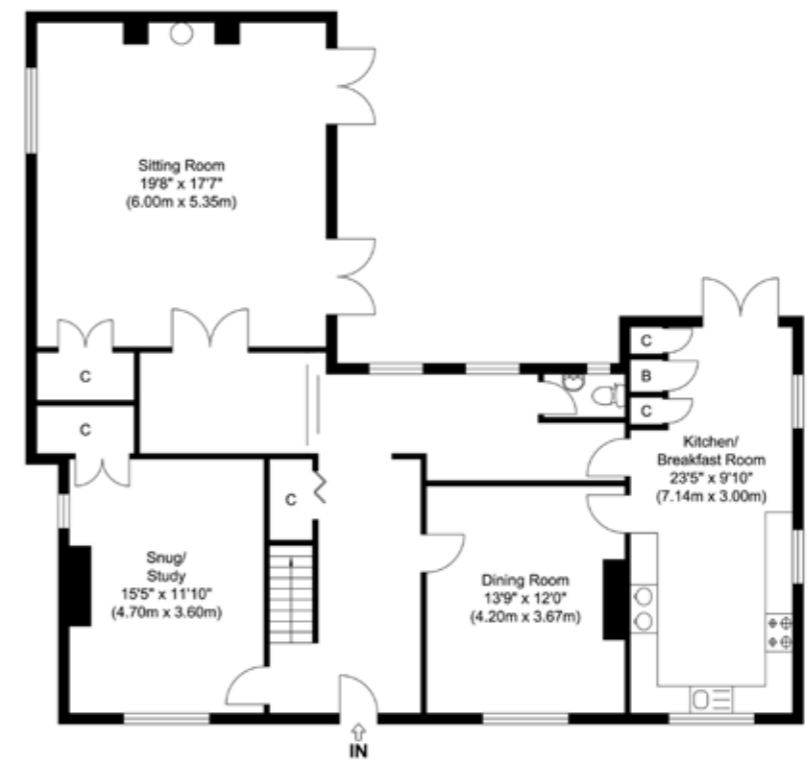




“Whomever lives here next will certainly love the quietness and rural location of the property.”



FIRST FLOOR



GROUND FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 2517.57 SQ.FT. (233.89 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

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of

Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from Sowerbys



The King William IV pub in Sedgeford.

“With the pub at its heart, a lifestyle here feels like what you should expect of a Norfolk village.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9745-0000-7203-4907-0214

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: ///ally.closed.relishing

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