



THE STORY OF

Well Cottage

Feltwell, Norfolk

SOWERBYS

S

THE STORY OF

Well Cottage

Feltwell, IP26 4DN

Detached Cottage

Building Plot with Planning Permission
for a Three Bedroom Bungalow

Two Reception Rooms

Log-Burner to the Sitting Room

Ground Floor Bathroom

Two Double Bedrooms

Three Acre Plot (STMS)

Mature Grounds

Ample Off-Street Parking and Full Privacy

Lapsed Planning Permission to Add a Further
Bedroom with En-Suite Above the Kitchen

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“After living in London, Well Cottage is like a fairytale...”

Tranquillity, seclusion, and complete privacy have afforded our sellers an idyllic lifestyle since retreating here 15 years ago. In stark contrast to city life, there are no neighbours in view, simply a mature leafy setting inhabited by an abundance of wildlife.

So discreet is the setting, that the property is deceptively inconspicuous from the road, with the tree line obscuring the charming cottage hidden behind it. However, once you step through the gates of Well Cottage it's like entering a fairytale; your world will become enchanted.

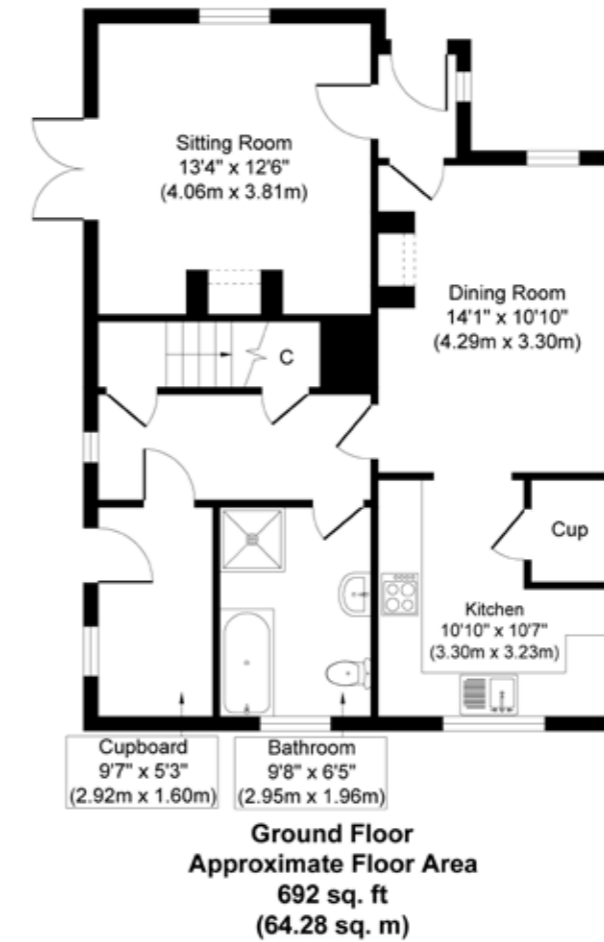
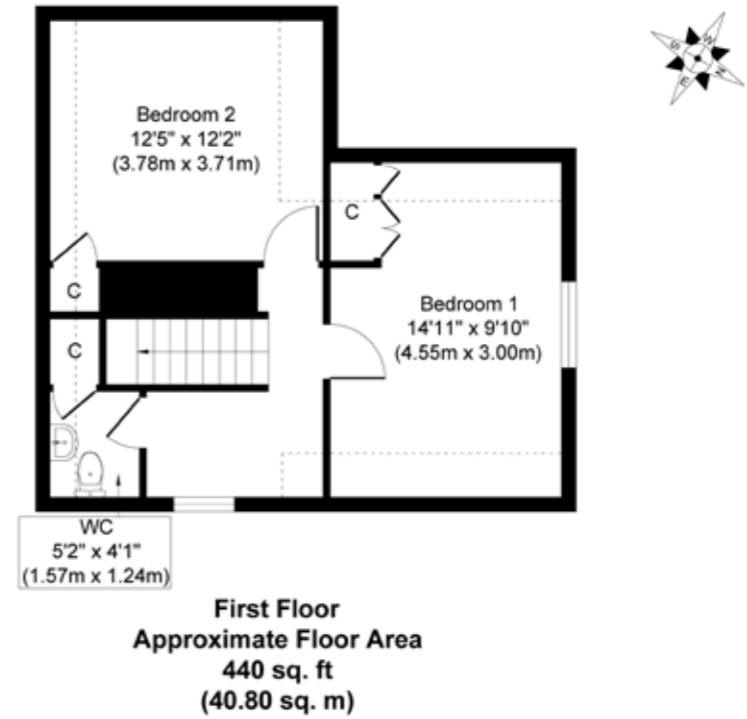
On setting foot inside, that sense of comfort and homeliness is present right away, with characterful features at every turn. The sitting room exudes a delightful blend of brightness and cosiness, with the multi-fuel burner providing a comforting ambiance. Undoubtedly, it is the perfect room to retreat to during late evenings, a place to unwind and relax before bedtime.

The dining room also has a wood-burner, and links seamlessly with the kitchen, allowing this space to take centre stage and become the hub of this family home. Completing the ground floor is the family bathroom.



“It’s wonderful to be able to watch the wildlife through the window...”

Upstairs, the landing gives access to two double bedrooms and a WC. The elevated views from each room are a reminder of the beautiful, secluded setting the cottage is privileged to enjoy. A genuine feeling of spaciousness and tranquillity allow a truly enjoyable and peaceful existence.



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.



It hardly needs pointing out that the outside space is the jewel in Well Cottage's crown. The three acres (STMS) of mature gardens provide plenty of places to sit and take in the idyllic setting, in complete privacy. Abundant fruit trees ensure apples, pears, figs, gooseberries, hazelnuts, blackberries and raspberries are in plentiful supply. There's ample parking space on the driveway, a number of outbuildings, and a large kennel area which has potential for use as stabling. With green pastures surrounding, Well Cottage is set within its own enchanting woodland.

Planning permission has been granted for a three bedroom bungalow to be built on a part of the plot – offering a great opportunity for someone to create the perfect multi-generational home.

Nestled in a secluded location, this charming cottage offers endless possibilities for its new owner, whether they choose to maximise the potential for future expansion with an additional property, or simply to enjoy a slower pace of life in this serene retreat.





ALL THE REASONS

Feltwell

IN NORFOLK
IS THE PLACE TO CALL HOME



The large village of Feltwell is ideally located for walks or bike rides in picturesque country surroundings. The street known as ‘The Beck’ was once a river.

The village is incredibly well served, with a convenience store, a Post Office, and numerous shops, as well as two pubs and a Chinese takeaway. With a thriving community, there’s a social club and plenty of leisure activities to take part in. Residents also benefit from a primary school, a doctor’s surgery, a pharmacy and a vet. The village also has two churches and a Methodist chapel. Unless you want to, there’s no need to leave!

Further amenities are available in Downham Market, Ely and Thetford, each within a 30 minute drive.

Approximately 20 miles away, perched on the banks of the River Ouse, King’s Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour’s drive and a direct rail line from King’s Lynn and Ely into London King’s Cross, a growing number of professionals are attracted to the area. It’s easy to see the appeal of this central location within easy reach of the wider world, yet enjoying the tranquillity and beauty of the Norfolk and Suffolk countryside.



Note from the Vendor



Part of the garden at Well Cottage

“Unique, beautiful and private - and so pretty in summer.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2673-9230-2597-7885

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: ///lookout.heartburn.cloak

AGENT’S NOTE

The planning reference number for the building plot is: 21/01952/F , with details available to view on the King’s Lynn and West Norfolk planning portal.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL