



THE STORY OF

Talbot House

Mattishall, Norfolk

SOWERBYS

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Church Plain, Mattishall,
Norfolk, NR20 3QF

Enchanting Grade II Listed Cottage in the
Charming Village of Mattishall

Picturesque Views of the Village Church From the Property

Two Main Reception Rooms: a Delightful
Dining Room and a Stunning Sitting Room
with an Impressive Inglenook Fireplace

Spacious and Inviting Kitchen/Dining Room, Perfect
for Gatherings and Making Lasting Memories

Four Comfortable Double Bedrooms

Principal Bedroom with En-Suite; the Other Three
Bedrooms Share a Family Shower Room

Cute Courtyard and Hidden Gate
Leading to a Secret Garden

Single Garage and Parking for Two Cars

A Charming Blend of Character and
Practicality in this Delightful Home

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“It’s given us more living space - it’s a
beautiful, characterful family home.”

Nestled in the ever-charming village of Mattishall, this enchanting four bedroom Grade II Listed cottage offers picturesque views of the village church. Step inside and be welcomed by an inviting hallway leading to two main reception rooms. To the left, a delightful dining room awaits, whilst to the right, a stunning sitting room boasts an impressive inglenook fireplace with captivating markings.

Towards the rear of the cottage, you’ll find a spacious and inviting kitchen/dining room, perfect for hosting gatherings and creating lasting memories.

Upstairs, a haven of comfort awaits with four double bedrooms. The primary bedroom boasts an en-suite, while the other three bedrooms share a family shower room, providing convenience and modern living.

Outside, a very cute courtyard greets you, while a hidden gate leads to a secret garden, mainly laid to lawn. Complete with a single garage and parking for two cars facing the road, this charming cottage offers both character and practicality in one delightful package.





First Floor
Approximate Floor Area
844 sq. ft
(78.41 sq. m)



Garage
Approximate Floor Area
141 sq. ft
(13.09 sq. m)

Ground Floor
Approximate Floor Area
844 sq. ft
(78.41 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.



“In summertime the courtyard is lovely to sit in, and we love to explore the beautiful walks along nearby footpaths.”



ALL THE REASONS

Mattishall

IN NORFOLK
IS THE PLACE TO CALL HOME



The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town

of Dereham.

The village has a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, butchers, fish and chips takeaway, hairdressers and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre.

In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop.

There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from the Vendor



Talbot House is filled with characterful features.

“It's thought to be the oldest house in the village - originally dating back to the 1500s.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

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: ///streaking.oddly.kicks

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.

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