



THE STORY OF

# 1 Manor Cottage

*Boughton, Norfolk*

SOWERBYS



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# 1 Manor Cottage

Chapel Road, Boughton, Norfolk  
PE33 9AG



Sold Chain Free

A Norfolk Flint Cottage, End of Terrace

Modernised in Recent Years

A Much-Loved Second Home

20 Ft Sitting Room and Log Burner

Beautifully Appointed Kitchen and Ground Floor Bathroom

Separate Dining Room/Bedroom /Snug

Two Upstairs Bedrooms

Off-Road Parking and Enclosed Rear Garden

Tranquil Location



This delightful haven has served as a cherished second home for the past few years, in a serene location with a lovely Norfolk flint facade.

The cottage has been thoughtfully modernised over the years - transforming it into a truly exceptional home.

Step into the charming sitting room, once two separate reception rooms, now seamlessly merged into an inviting open-plan space. Bathed in natural light from its dual aspect windows, this area exudes warmth and comfort, accentuated by a cosy log burner, the perfect touch for that authentic cottage ambiance.

**SOWERBYS KING'S LYNN OFFICE**  
01553 766741  
kingslynn@sowerbys.com

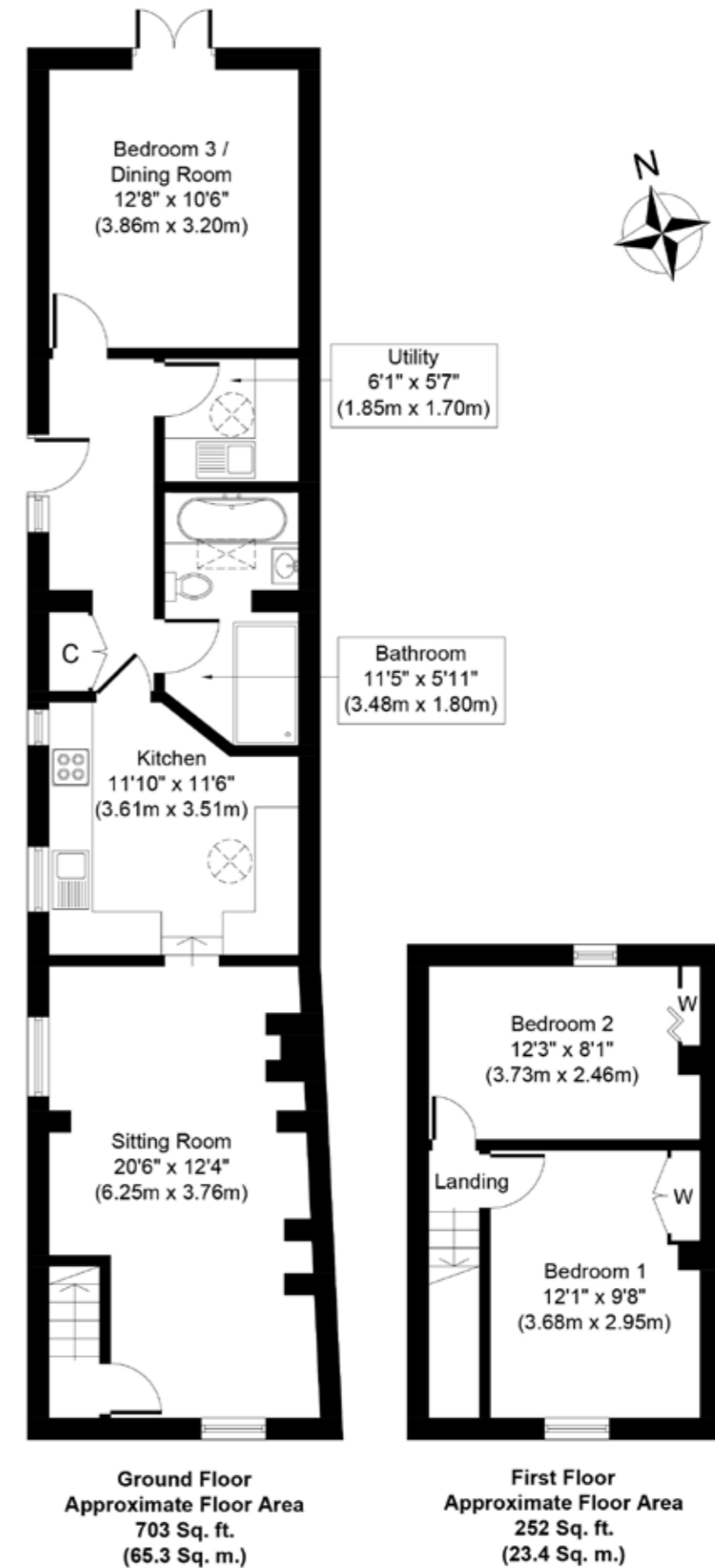
Prepare to be enchanted by the kitchen, a labour of love adorned with outstanding craftsmanship. Boasting ample storage and beautiful hardwood and granite surfaces, this bright and airy space becomes a haven for culinary enthusiasts to explore their cooking skills.

Venturing to the rear end of the property, you'll discover a beautifully appointed family bathroom equipped with both a bath and a shower. Adjacent to it is the versatile dining room, which could easily double as a ground floor bedroom or a snug retreat, offering captivating views of the enchanting garden. Completing the ground floor is the convenient utility room, catering to all your practical needs.

Ascend to the upper level and find two double bedrooms, each offering splendid views which add to the cottage's allure.

Outside, a canvas awaits for someone new to make their mark. The enclosed and private rear garden beckons with a delightful patio area, perfect for hosting summer barbecues. The rest of the garden is adorned with mature lawns and shrubs, creating a serene and picturesque setting. Notably, there is off-road parking conveniently located at the bottom of the garden.

This beautiful cottage has been modernised with care, leaving it move-in ready for its next fortunate owner. With the added bonus of coming to market with no upward chain, this opportunity becomes all the more appealing - the chance to make I Manor Cottage your delightful cottage home.



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



# Boughton

IN NORFOLK  
IS THE PLACE TO CALL HOME



An award-winning village, Boughton is a civil parish around 44.4 miles west of Norwich, 15.1 miles

south-south-west of King's Lynn and 97.7 miles north-east of London. The nearest town is Downham Market which is 7.3 miles east of the village.

The parish of Boughton in the 2001 census, had a population of 213. For the purposes of local government, the parish falls within the district of King's Lynn and West Norfolk. Boughton has a long and distinguished record of success in the Eastern Daily Press 'Best Kept Village' and 'Pride in Norfolk' competitions. The awards the village has been fortunate enough to win are proudly displayed by the village sign around the pond.

The village is a north of the route A134 which links King's Lynn to Colchester. The nearest railway station is at Downham Market for the Fen Line which runs between King's Lynn and Cambridge. The nearest airport is Norwich International Airport.

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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from Sowerbys



"This has always been a welcome retreat and a very versatile property."

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 8106-7823-4640-2559-5992

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: ///sunk.crazy.backfired

## AGENT'S NOTE

Please note some internal images have virtually staged furniture. There is a right of way across the rear garden for the neighbour.

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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