



THE STORY OF

33 Pockthorpe Lane

Thompson, Norfolk

SOWERBYS

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Thompson, Norfolk,
IP24 1PN

Delightful and Spacious Family Home

Comprehensively Renovated and Improved

Three/Four Bedrooms, En-Suite and Family Bathroom

Beautiful Open Planned Kitchen/Dining Room

Sitting Room with Inglenook and Wood-Burning Stove

South Facing Garden with Unspoilt
Far Reaching Views to the Rear

Grounds Extending to 0.3 Acres (STMS)

Double Garage and Ample Driveway Parking

Garden Room and Utility

No Onward Chain

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This magnificent four bedroom detached home, located in the popular village of Thompson, has undergone extensive improvements and renovations within the past year. Meticulous attention to detail has been at the heart of this transformation, resulting in a stunning new kitchen, luxurious high-specification bathrooms, and exquisite floor coverings throughout the house, leaving no expense spared. You will also find a new Grant boiler, oil tank and Monarch water softener that the current vendors replaced all this year. The use of solid oak accents further enhances the delightful country home ambiance that this property exudes.

Nestled on a peaceful no-through road, the house enjoys a discreet and tranquil setting while remaining conveniently close to local amenities in the nearby market town of Watton. From the rear windows, unspoilt far - reaching countryside views unfold, offering a picturesque backdrop that changes with the seasons.

Upon entering, you are welcomed by a

spacious and inviting hallway, complete with built-in storage under the stairs. The ground floor offers access to a study or downstairs bedroom, a cloakroom, a modern kitchen, and an expansive sitting room. The sitting room is a true show-piece, stretching the full depth of the property and featuring a striking exposed brick inglenook fireplace with a built-in log-burner. A garden room adjoining the sitting room provides captivating views of the surrounding fields, while the dining room gracefully wraps around the back of the sitting room. The newly fitted kitchen maintains a sense of distinct spaces through the use of vertical oak beams. Equipped with a range of modern appliances and a utility room, it caters to every convenience. The flooring in the kitchen are limestone tiles transitioning to engineered oak flooring in the dining space.

Large south-facing windows grace all the ground floor reception rooms, bathing the interiors in natural light and granting delightful views of the garden and beyond.





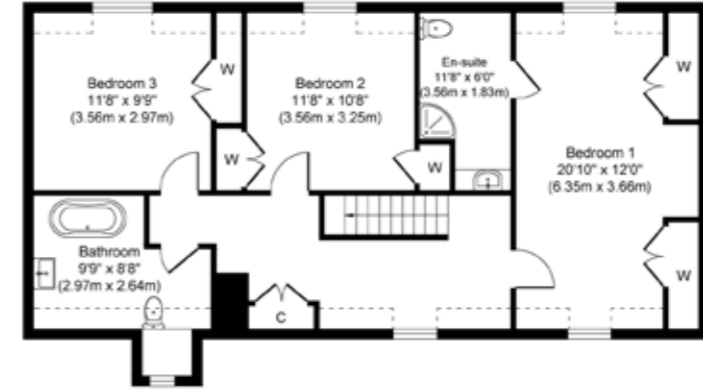
Ascending to the first floor, you will find three generously proportioned bedrooms, each thoughtfully designed with ample built-in storage and wardrobes. The principal bedroom boasts a stunning en-suite, while bedrooms two and three are impeccably served by the newly fitted family bathroom.

The highlight of the property is undoubtedly the enchanting garden, facing south and featuring a paved terraced sitting area—an idyllic spot for summer entertainment. The front of the property showcases a large private driveway and a double garage, all set amidst the beauty of mature trees.

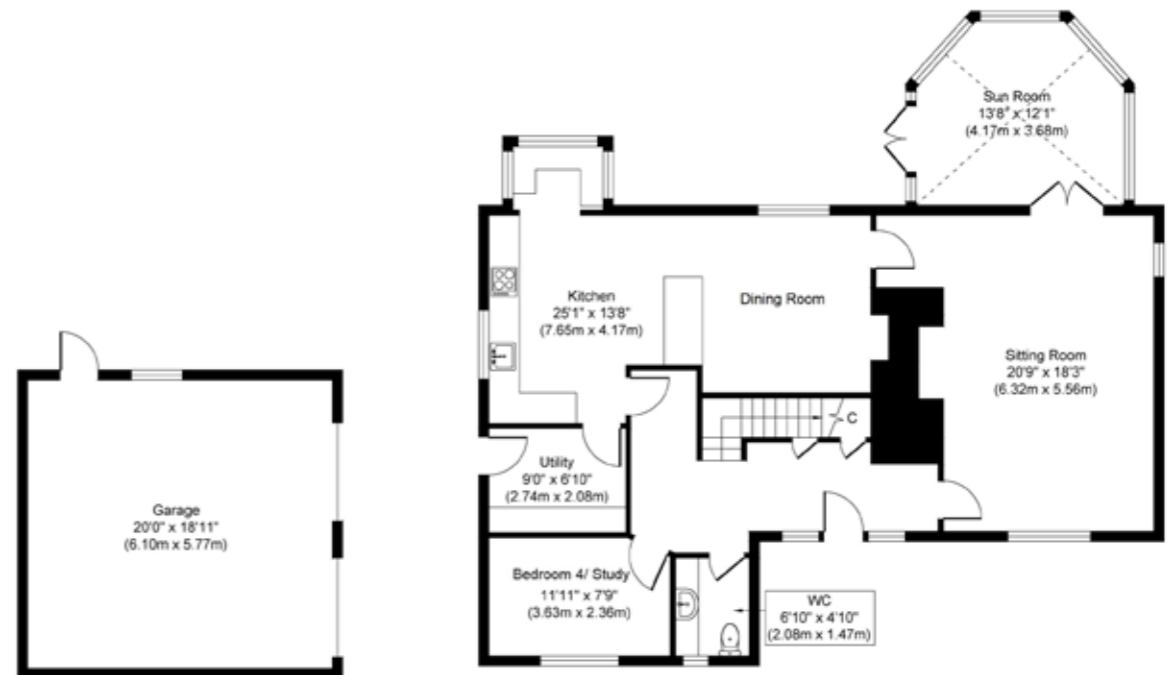
This home in Thompson offers a rare combination of countryside charm, tasteful modern upgrades, and peaceful surroundings—truly a place to cherish for years to come.

“Tranquil and surrounded by nature in a wonderfully clean environment.”





First Floor
Approximate Floor Area
916 sq. ft
(85.09 sq. m)



Garage
Approximate Floor Area
378 sq. ft
(35.11 sq. m)

Ground Floor
Approximate Floor Area
1229 sq. ft
(114.17 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



Thompson

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet

connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - a post office, Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender’s Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England’s oldest agricultural shows.

Just outside the town you’ll find Loch Neaton and Wayland Wood, the site of the children’s tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.



Note from the Vendor



33 Pockthorpe Lane, Thompson.

“Deer visit the garden in the evening and many beautiful birds can be seen.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Gas via oil fired central heating. Drainage via private sewerage treatment plant.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///starlight.crab.shining

AGENTS NOTE

New Grant boiler, oil tank and Monarch water softener all replaced by the vendor in 2023.

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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