



THE STORY OF

Yew Cottage

Ashwicken, Norfolk

SOWERBYS

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Yew Cottage

Gayton Road, Ashwicken,
PE32 1LW



Detached Thatched Cottage Dating Back to 1946

New Thatched Roof in 2011

Two Reception Rooms

Kitchen/Breakfast Room

Three Double Bedrooms

Summer House/ Office

Garage and Off-Road Parking

Enclosed and Private Garden

Corner Plot Sitting on a 1/3 of an Acre Plot (STMS)

Close to Local Amenities



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“This home boasts character and charm.”

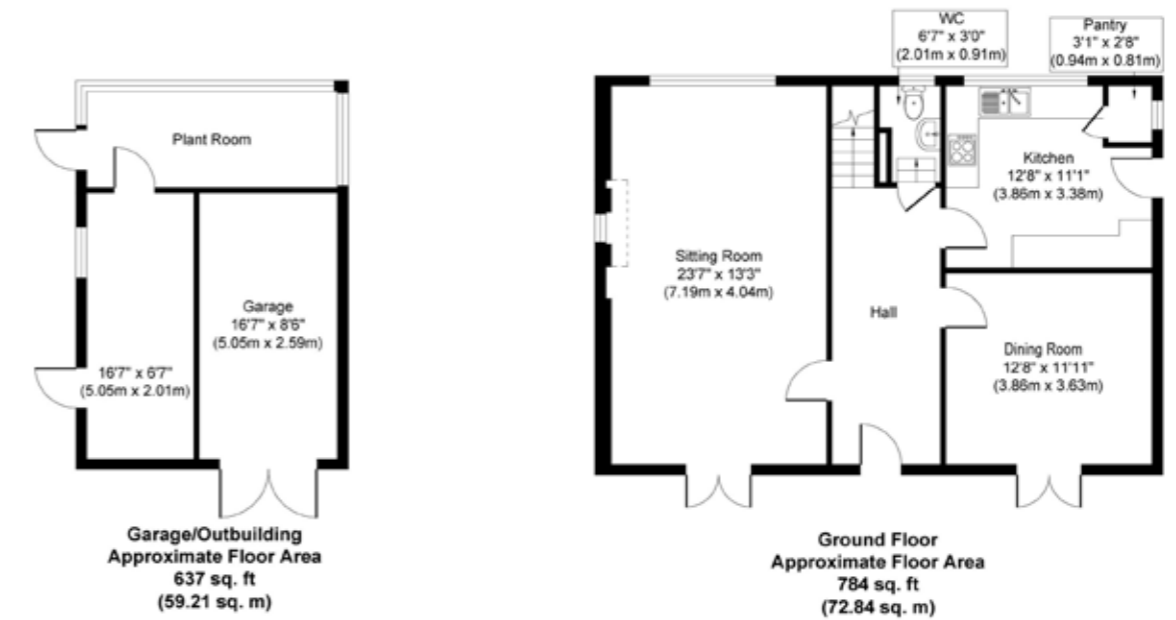
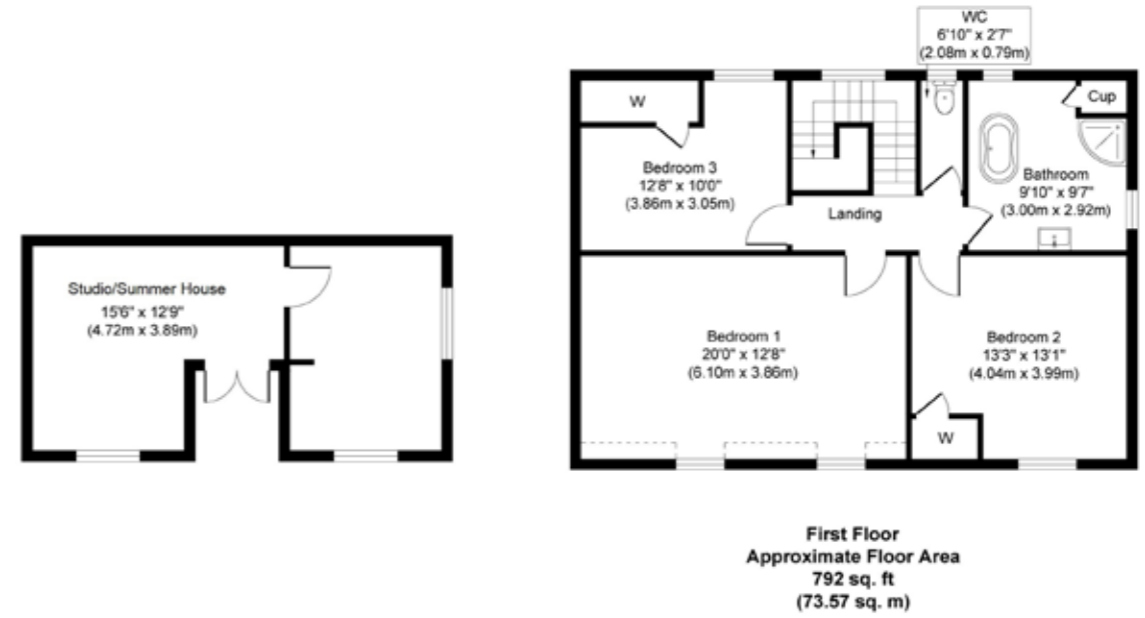
Constructed 1946, Yew Cottage emanates character both in its exterior and interior. Charmingly situated on a very spacious corner plot, this home differs from the typical thatched cottages of its era, this residence boasts elevated ceilings and doors, fostering an inviting and spacious ambiance within.

Upon entering the premises, a welcoming open hallway guides you towards the sitting room, drawing room, and kitchen. The true heart of the ground floor resides within the sitting room, where a fireplace takes centre stage and french doors

seamlessly connect the indoors to the garden beyond. The kitchen, having been revamped in recent years, now offers an expansive and uncluttered environment. Completing the ground floor is a practical touch—a downstairs WC.

Ascending to the first floor, a bright landing provides access to three double bedrooms. Also accessible from this vantage point is a generously proportioned family bathroom that exudes a wealth of character, showcasing both a freestanding bathtub and a separate shower for modern convenience.





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.

A versatile studio/summer house presents a plethora of possibilities; fitted with power and light fixtures, this space transforms into an office, a draft room or simply a serene retreat.

Located behind a five-bar gate, a gravel driveway facilitates the parking for Yew Cottage, also leading to a garage and workshop, both of which offer ample and practical storage space.

Situated centrally within the property's expanse, Yew Cottage basks in complete privacy. Encompassed by mature hedges that nearly encircle the home, cocooned in tranquillity. An expanse of lawn and a charming patio area beckon you to unwind and fully immerse yourself in the beauty of the garden that envelops you.



ALL THE REASONS

Ashwicken

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

There are many scenic walking routes nearby around the lakes in Leziate and Sandringham Estate with the house, the gardens and woodland walks is just a short drive away. Slightly further away is the popular north Norfolk coast with its beautiful cliffs and beaches. For keen golfers there are courses in King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.

Less than eight miles away, is this market town of King's Lynn. 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 into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

Ashwicken is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King's Lynn and all of the amenities it has to offer.



Note from Sowerbys



Yew Cottage, Ashwicken - exterior Shot

“... emanates character both in its exterior and interior.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9437-4528-4200-0387-9222

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: ///retract.ejects.removable

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