



THE STORY OF

Bramble Cottage

Lynford, Norfolk

SOWERBYS

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West Tofts Road, Lynford,
Norfolk, IP26 5DY

Cottage Set in Picturesque Rural Surroundings

Three Bedrooms, Principal with En-
suite and a Family Bathroom

Versatile Reception Rooms for Flexible Living

Period Features Throughout the Ground Floor

Sprawling Rear Garden Spanning
Around 1/2 An Acre (STMS)

Double Garage and Expansive Driveway

Luminous Kitchen/Breakfast Room with
Vaulted Ceilings and Skylights

Bespoke Shepherd's Hut which is a Successful Holiday Let

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“In the winter the wood-burner has been a family favourite, especially on cold nights.”

Bramble Cottage, a characterful home that captures the idyllic country lifestyle. Surrounded by picturesque rural landscapes, with an oasis of natural beauty and serenity. This enchanting property occupies a substantial plot of approximately 1/2 acre (STMS).

Entering the property, you are welcomed into the dining room; brimming with character from the exposed beams, original brick flooring, and a fireplace crowned by a log-burner; making this a lovely space for a family get together. The spacious sitting room, bathed in natural light, offers a seamless transition to the patio and garden through the french doors. A second fireplace, accompanied by another log-burner, creates an

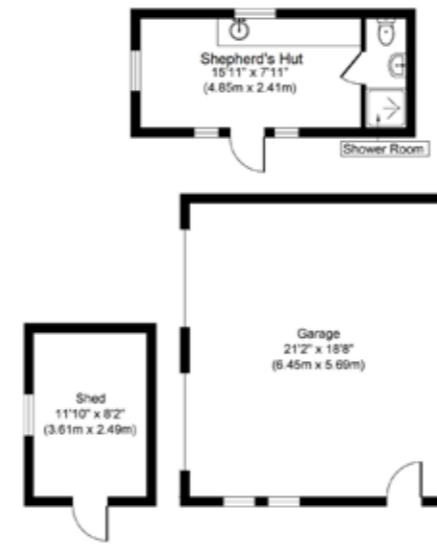
ambience of warmth and comfort.

Completing the ground floor, you have an inner hall which unveils a study/bedroom, cloakroom, and utility. The heart of this home is the kitchen, with vaulted ceilings and a skylight, transforming this space into a truly delightful room with lots of natural light. Cottage-style wall and base units complement the period of this property, a space for a Rangemaster cooker, evokes timeless charm. French doors extend an invitation to the garden, while a stable door leads to the expansive sun room, seamlessly bridging the indoor and outdoor experience.

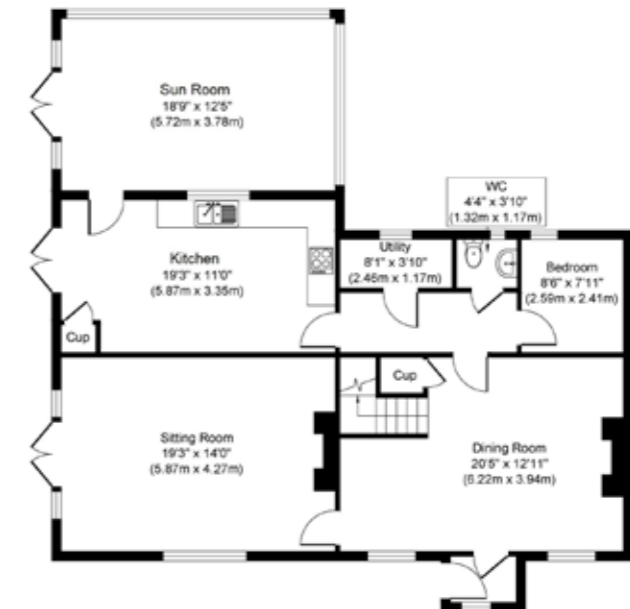




First Floor
Approximate Floor Area
749 sq. ft
(69.58 sq. m)



Outbuilding
Approximate Floor Area
643 sq. ft
(59.73 sq. m)



Ground Floor
Approximate Floor Area
1243 sq. ft
(115.47 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.

The rear garden unfolds as a verdant haven, an extensive canvas for family enjoyment. Fruit trees, a greenhouse, and a garden shed within the utility garden enhance its appeal. An added delight is the presence of a successful holiday rental—an adorable bespoke shepherds hut nestled within the garden, offering guests a unique and charming escape.

The front of the property is embraced by a charming brick wall and a welcoming timber five-bar gate. A generously proportioned brick-weave driveway provides ample space for multiple vehicles, culminating in a double garage equipped with power and light connections.





ALL THE REASONS

Lynford

IN NORFOLK
IS THE PLACE TO CALL HOME



Lynford is a charming village nestled in the picturesque countryside of Norfolk, England.

Known for its tranquil and idyllic setting, Lynford offers a delightful escape from the hustle and bustle of modern life.

One of the village's notable attractions is Lynford Arboretum, a serene haven for nature enthusiasts and birdwatchers. This expansive woodland area showcases a diverse collection of trees and plants, providing a serene backdrop for leisurely walks and birdwatching sessions. The arboretum's peaceful trails wind through a variety of habitats, creating a unique opportunity to spot a wide array of bird species.

Lynford also boasts proximity to Thetford Forest, one of the largest lowland forests in the United Kingdom. This forested expanse offers an abundance of outdoor activities, from cycling and hiking to picnicking and exploring the diverse flora and fauna.

For those seeking a touch of history,

St. Michael and All Angels Church is a must-visit. This historic church features striking architecture and is steeped in local heritage, making it a fascinating stop for both history aficionados and architecture enthusiasts.

In essence, Lynford captures the essence of rural Norfolk, offering a serene escape where natural beauty, history, and tranquillity seamlessly intertwine. Whether you're looking for a peaceful retreat or an opportunity to immerse yourself in nature, Lynford promises a rejuvenating experience in the heart of the English countryside.

Around 7 miles from Thetford, benefiting from its well-connected transport links with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

Note from the Vendor



“Moving here gave us more living space, a sizeable garden and the acres of forestry on our doorstep.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0870-2802-7662-2200-3585

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

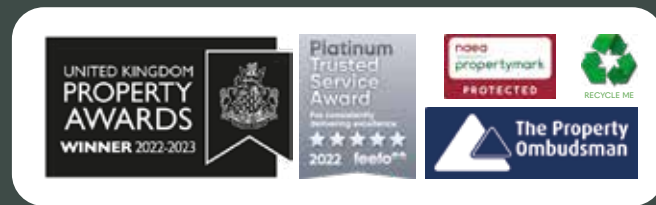
Freehold.

LOCATION

What3words: ///mergers.swarm.drove

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