



THE STORY OF

# Fern Cottage

*Watton, Norfolk*

SOWERBYS

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# Fern Cottage

33 Watton Green, Watton,  
Norfolk, IP25 6RB



Detached Cottage Moments from Watton Town Centre

Period Home Exuding Charm and Character

Annexe Option (STPP)

Living Room with Feature Log-Burner  
and Exposed Brick Fireplace

Well-Appointed Kitchen with Archways  
Leading to Dining Room and Utility

Ground Floor Study and Elegant Bathroom

Serene Countryside Views Amidst a Vibrant Market Town

Landscaped Gardens with Lawns and  
Charming Brick-Laid Area



**SOWERBYS WATTON OFFICE**

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“Fern Cottage is homely and welcoming, as well as a comfortable character cottage.”

Nestled just moments away from the popular town of Watton, Fern Cottage is an exceptional retreat. This beloved period cottage radiates timeless charm and boasts potential, such as an annexe (STPP) suitable for accommodating friends and family.

Upon entering this home, a sense of warmth and comfort embraces you. The ground floor comprises a spacious living room adorned with a feature log burner amidst an exposed brick and oak fireplace, study with adjoining garden room, bathroom, and the heart of the home, which is the kitchen. Archways leading you to the utility room and dining room make this space feel open and seamlessly blend together.

Ascending to the first floor three bedrooms can be found, each offering its own unique charm, as well as a shower room, exuding tasteful design and comfort.

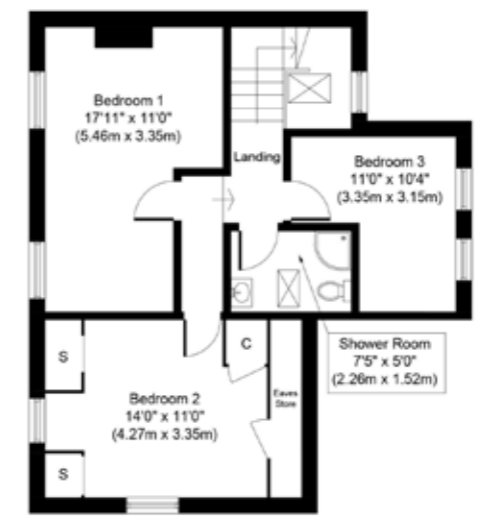
Despite its proximity to the bustling activity of Watton market town, the property is cocooned in the tranquillity of its surroundings, gifting residents with the serene embrace of countryside views. The outdoors beckons with a driveway that ensures convenient parking. The meticulously landscaped gardens provide a verdant oasis, where lush lawns offer a soft contrast to the charming brick-laid area—a space designed for outdoor gatherings and barbecues.



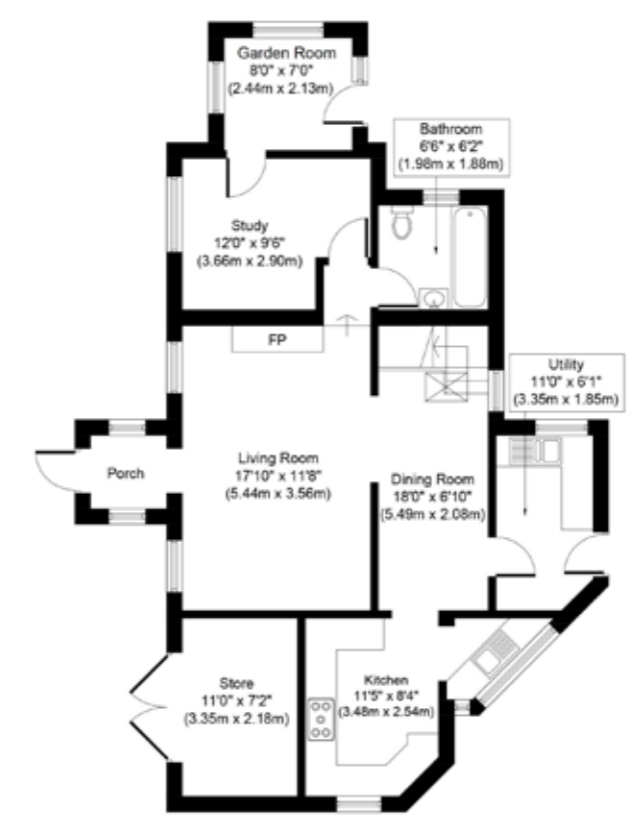




“We have loved the ease of town living, having all the amenities at hand whilst also still feeling very much in the countryside.”



**First Floor**  
Approximate Floor Area  
(Excluding Eaves Store)  
678 Sq. ft.  
(63.7 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
(Including Store)  
891 Sq. ft.  
(82.8 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

# Watton

IS THE PLACE TO CALL HOME



Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, the popular market town of Watton has a strong rural community, which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Located in the heart of Breckland, the town is well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England's only loch. In 1875, Scottish railway workers excavated land to establish a new railway from Thetford to Watton and the site filled with water from the River Wissey, forming a lake. A group of Victorian entrepreneurs saw the potential to develop this picturesque spot into a pleasure garden with woodland trails, boats, a bandstand and even winter ice skating. Although the



attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest 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.

With its many historic and stunning natural landmarks, plus a superb range of properties to discover, Watton is a jewel in Norfolk's rural crown.



Note from the Vendor



“Our favourite spot is the garden. Sitting outside eating breakfast, listening to the birds chirping and hearing St Mary’s Church bells on a Sunday.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 0320-2328-2250-2997-5685

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

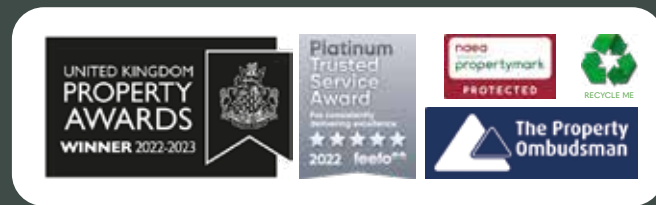
Freehold.

## LOCATION

What3words: ///dampen.minimums.spent

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# SOWERBYS



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