



THE STORY OF

# Strand Cottage

*Shouldham, Norfolk*

SOWERBYS



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# Strand Cottage

24 The Green, Shouldham  
Norfolk, PE33 0BY

Semi- Detached Cottage with Three Double Bedrooms

Kitchen/Breakfast Room, Two Reception Rooms,  
Summer House and Garage/Workshop

Walled Rear Garden

Popular Village Location

No Onward Chain

Nestled within the charming Norfolk village of Shouldham, Strand Cottage has been a cherished haven of memories for nearly four decades.

The current owners affectionately call this property “A Happy House” where they have found immense happiness over the years, imbuing it with a delightful ambiance. Originally, it is believed to have been part of a series of smaller cottages that, over time, were ingeniously interconnected to fashion a spacious family residence. Moreover, the property has seen an expansion, incorporating an essential principal bedroom with an en-suite above the garage.

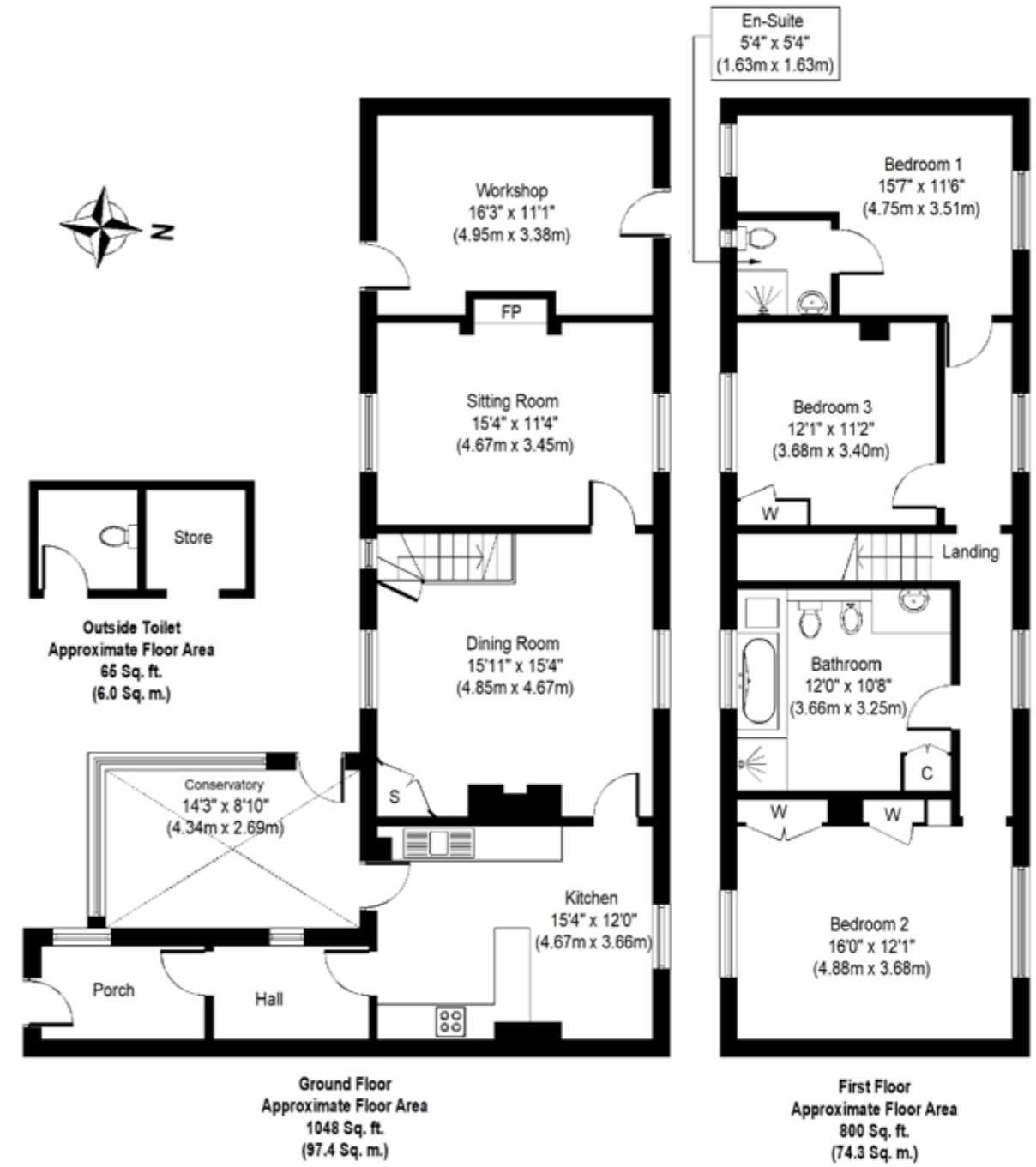
On the ground floor, you’ll find a comfortable sitting room adorned with a charming brick-built fireplace and electric log-burner effect, a welcoming dining room, and a kitchen that exudes character. The kitchen boasts “shaker”

style cabinetry and pine worktops, creating a warm and inviting atmosphere. Adjacent to the kitchen, there’s a delightful conservatory that bathes in natural light and offers a lovely view of the garden through its glass walls.

Ascending upstairs, there are three double bedrooms and a family bathroom. The principal bedroom has a private en-suite, whereas bedrooms two and three have built in wardrobes.

Externally the space has been meticulously nurtured to reach a state of perfection. Ample parking is available for a couple of vehicles, while the garage offers the ideal canvas for a potential workshop. The remainder of the garden is a testament to perfect landscaping, featuring mature trees, shrubs, a charming mini pond, and a partially walled garden that contributes even more character to this beloved residence.

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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

# Shouldham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A thriving picturesque village, with a village green, playing field, and popular forestry commission warren

providing excellent walking and riding areas. Situated approximately 2 miles off the A134 trunk road, Shouldham enjoys its own Ofsted 'Outstanding' rated Primary School, bowls and social club, 16th century pub and restaurant, post office, function hall and church. Further amenities, together with main line railway stations, can be found in Kings Lynn (9 miles) and Downham Market (6 miles). Closer rail links with London connections can be found in the neighbouring village of Watlington (4 miles).

Hourly buses run to King's Lynn, perched on the banks of the River Ouse, which 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.

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.

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 the Vendor



“The garden is so full of life. My favourite spot has been the conservatory, this is where i pot my flowers and its so light and airy.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 0390-2201-4280-2727-8925

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: /// paces.that.cloak

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# SOWERBYS



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