

THE STORY OF

# The Consul's House

*Sedgeford, Norfolk*

**SOWERBYS**



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THE STORY OF

# Consul's House

Cole Green, Sedgford  
PE36 5LS

Spacious Detached House

Lovely Character

Attractive Sitting Room

Kitchen/Dining Room

Utility Room

Three Double Bedrooms

Attractive En-Suite

Family Bathroom

Ample Parking

Enclosed Rear Garden

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“This has been a homely, characterful and spacious escape to the country.”

Nestled just a leisurely stroll away from the charming village centre - and mere minutes from the renowned Roman road, Peddars Way - The Consul's House stands as an idyllic home - perfect for a countryside lifestyle. This splendid detached property seamlessly marries the allure of tradition with modern amenities and is available for purchase with no upward chain.

Upon stepping inside, you're immediately enveloped in a serene ambiance, a characteristic often found in older homes. The large sitting room exudes character, boasting a generous

fireplace adorned with a wood-burning stove, exposed beamed ceilings, and doors which beckon you to the patio area. It's a space the family cherishes, a sanctuary for evening gatherings to unwind and share the day's adventures.

The heart of this home is undeniably the kitchen and dining area, where modernity harmoniously blends with timeless charm. This space is the perfect backdrop for hosting friends and engaging in lively discussions. Additionally, a separate utility room, a convenient WC, and an extra room, previously utilised as a playroom, add to the home's practicality.





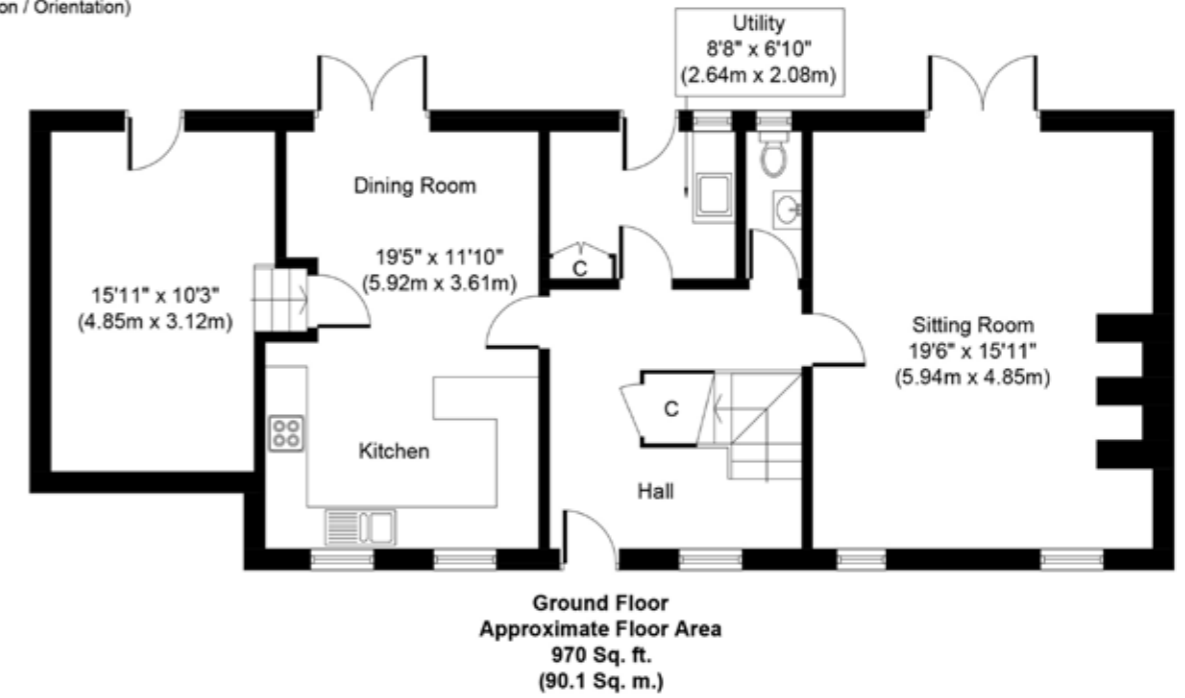
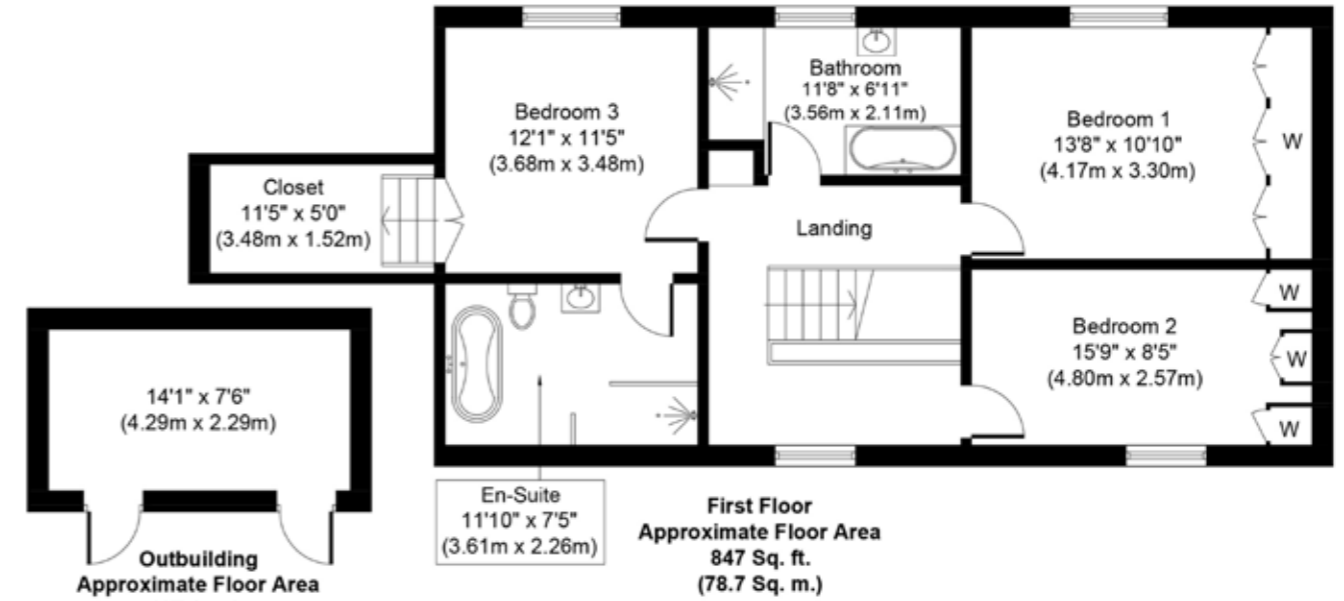


Ascending to the first floor reveals three generously proportioned double bedrooms, with the principal bedroom boasting a splendid en-suite featuring both a bath and a shower, as well as a spacious walk-in dressing room that has doubled as a nursery in the past. A family bathroom, also complete with both a bath and shower, serves the other two bedrooms.

The property offers ample parking on the driveway, accommodating three to four vehicles comfortably. The delightful rear garden, predominantly laid to lawn, features the aforementioned and inviting patio area - the perfect space to relax, unwind and enjoy a well-located life in the countryside.







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

# Sedgeford

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of

Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



*Note from Sowerbys*



“Relax in the garden, with the fields beyond, and listen to the soothing sounds of birdsong.”

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## SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0669-3931-2209-2077-9200

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: ///earl.specifies.bands

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# SOWERBYS



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