



Pond Cottage
68 Seething Fen | Seething | Norfolk | NR15 1DG

OFF THE BEATEN TRACK



“This beautiful country cottage sits almost at the end of a private no-through lane, surrounded by large gardens of around an acre with open countryside beyond. A real retreat, it’s a wonderful place to relax and feel as though you’re away from it all, yet it’s also close to the historic city of Norwich, to the Norfolk and Suffolk coast and to the Broads. With room for all the family, this is a place where memories are made!”



KEY FEATURES

- A Beautiful Detached Cottage with Stunning Views over the Fen, located in a Sought After Edge of Seething Village Location
- Five Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Three Reception Rooms & Sympathetically Extended
- Spacious Breakfast Kitchen with Separate Utility
- Sitting in a Plot measuring approximately 1.2 acres
- Double Garage and Off Road Parking for Several Vehicles
- The Accommodation extends to 1.885sq.ft
- Energy Rating: F

If you're after serenity and seclusion without isolation, this will hit the spot. With almost no passing traffic and luscious green surroundings, this is an idyllic place. You can walk to the village primary, the Post Office and shop and the village hall, yet back at home, you're in your own not-so-little world. A haven for wildlife and wonderful place for families, it's also perfect for anyone with green fingers.

Pretty As A Picture

This 18th century cottage has enormous kerb appeal, with the scalloped trim around the front door and the climbing plants draped over the porch. Step inside and you'll see it retains a wealth of character features, such as pamment tiled floors, oak timbers, exposed brick, pretty fireplaces and more. Remarkably unspoilt, yet cosy, comfortable and well set for modern life, it offers the ideal balance of the old and the new. Renovated in recent years, it completely captivated the current owner when he first came to see the property along with his children. It felt a world away from the hustle and bustle of London, whilst being just a short drive from Norwich, main roads and transport links.





KEY FEATURES

Rising To Every Occasion

The owner has made a lot of memories here over the years, treasuring the time with his children as they've grown up. The family have had a lot of fun, with Christmas dinners in the cosy dining room, family games nights in front of the log burner in the large sitting room, lazy weekend brunches in the breakfast kitchen and plenty more besides. With three reception rooms in addition to the eat-in kitchen, there's no shortage of space here for weekend house-parties and you can host a crowd in comfort. Upstairs, there are a total of five bedrooms too. Best of all, there's a beautiful view from every window.

Total Tranquility

The owner also has fond memories of his time here in lockdown, relaxing on the decked terrace and soaking up the sun throughout the day. The garden here has been landscaped and the terrace is the perfect place from which to take it all in, acting as an extra room during the summer months. There's a large lawn wrapping round where little ones can play safely, plus a long stretch to the south where the owner and his kids enjoyed archery and had a zipwire. There's plenty you could do here, perhaps adding a pool or a tennis court or planting an orchard – endless possibilities! Whatever you choose, you'll share your garden with many varieties of wildlife which the owner has found a joy to behold. The sunsets are magnificent and on clear nights the night skies are breathtaking – there's no light pollution to spoil the view. Although you feel away from it all, you can walk into the village and become part of the welcoming community there, or hop in your car and head to the river for fishing or paddleboarding. The coast is also within easy reach, with family-friendly resorts like Lowestoft and Southwold, or dunes and nature reserves to explore. When you need more amenities, Loddon is just over five minutes by car and Norwich only fifteen minutes.

























INFORMATION



On The Doorstep

Seething Fen is a quiet unmade road making Pond Cottage a safe and quiet location especially for children. There are good walks locally and Seething Fen lies between the parishes of Bergh Apton and Seething Village. There is a nursery within a few miles and an excellent first school in Seething village as well as local village shop, post office and village hall. Secondary schooling would be at Loddon (3miles) with schools in the private sector at Langley near Loddon or Norwich. Loddon has an excellent centre with a variety of shops and amenities and Norwich, the Cathedral city is approximately 9 miles distant and has a main line rail link to London Liverpool Street.

How Far Is It To?

Norwich lies approximately 8 miles north west of Seething and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving market town of Beccles is approximately 13 miles south east. Situated on the River Waveney it has some good riverside walks as well as a plethora of shopping and eateries. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 20 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan The QR Code Below

Leave Beccles on the A146 towards Norwich. When you reach the main roundabout at Loddon, turn left onto Mundham Road. This road leads on to Loddon Road and then Brooke Road. Continue until you reach Mill Lane and then turn right. Turn left on to Seething Fen and the property will be found second from last along this lane.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[supposes.thrillers.sports](#)

Services, District Council and Tenure

LPG Gas Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council – Council Tax Band F
Freehold



UNDEFINED
4'4" X 2'9"
1.31 M X 0.84 M



FLOOR 2

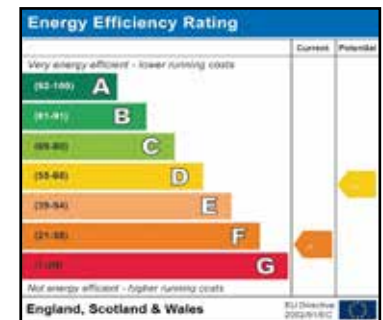


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1044 sq. ft, 97 m2, FLOOR 2: 841 sq. ft, 78 m2
EXCLUDED AREAS: GARAGE: 285 sq. ft, 26 m2, FIREPLACE: 6 sq. ft, 1 m2
TOTAL: 1885 sq. ft, 175 m2

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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