



THE STORY OF

# 2 Carters Cottages

*Wiggenhall St, Mary Magdalen, Norfolk*

SOWERBYS



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# 2 Carters Cottages

Fen Road, Wiggshall St. Mary Magdalen,  
Norfolk, PE34 3DB

Semi-Detached Cottage

Three Double Bedrooms

Modernised Throughout

Kitchen/Dining Room and a Sitting  
Room with a Log Burner

Modern Shower Room Located on the Ground Floor

Countryside Location

Quiet and Peaceful Location with  
Uninterrupted Views over the Fields

Low Maintenance Garden

Lovely Walks on Your Door Step

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“I would describe the property as cosy,  
timeless and bright.”

The current owners' dream of residing in Norfolk was fulfilled when they stumbled upon this charming cottage— an instant connection that propelled them to make it their own. Since taking ownership, they've meticulously transformed the cottage into a warm and welcoming haven.

For those in search of a property with a scattering of neighbours, 2 Carters Cottages perfectly fits the bill. It's also an ideal choice for those yearning for uninterrupted views, captivating sunsets, and expansive, blue skies.

This cottage has undergone a complete metamorphosis. Stepping inside, an immediate sense of quality, spaciousness, and meticulous attention to detail permeates the atmosphere. A luminous reception lobby

guides you towards the heart of the cottage—the kitchen/diner, seamlessly connected to the inviting sitting room.

The well-thought-out kitchen/dining room is a testament to the principle that less is more. For avid cooks, the conveniently located pantry under the stairs is a true blessing. The french doors offer breathtaking views over the fields, enhancing the overall charm.

Once wining and dining are complete, the sitting room at the front of the cottage exudes a warm and cosy ambiance, typical of a residence of this kind. Picture chilly evenings, the crackling log burning stove, and the joy of reading a book or simply pondering life's intricacies—an experience to savour.





The ground floor hosts a well-appointed shower room and an additional cloakroom, completing this space. Ascending to the upper level, the landing grants access to three double bedrooms, each boasting splendid views of expansive fields.

“I have lived here since 2021 and completely renovated the property throughout.”





The outdoor space has undergone a rejuvenation as well. A gravel drive at the front provides ample parking, while the rear garden has been designed for low maintenance without compromising its spectacular position and unrivalled views. A patio area beckons for summer barbecues, a lawn offers space for both young and old to expend some energy, and a shed with power and light caters to those with creative inclinations.



This superbly modernised cottage, every inch ready for a new occupant, invites someone to step right into a lifestyle of comfort and charm.



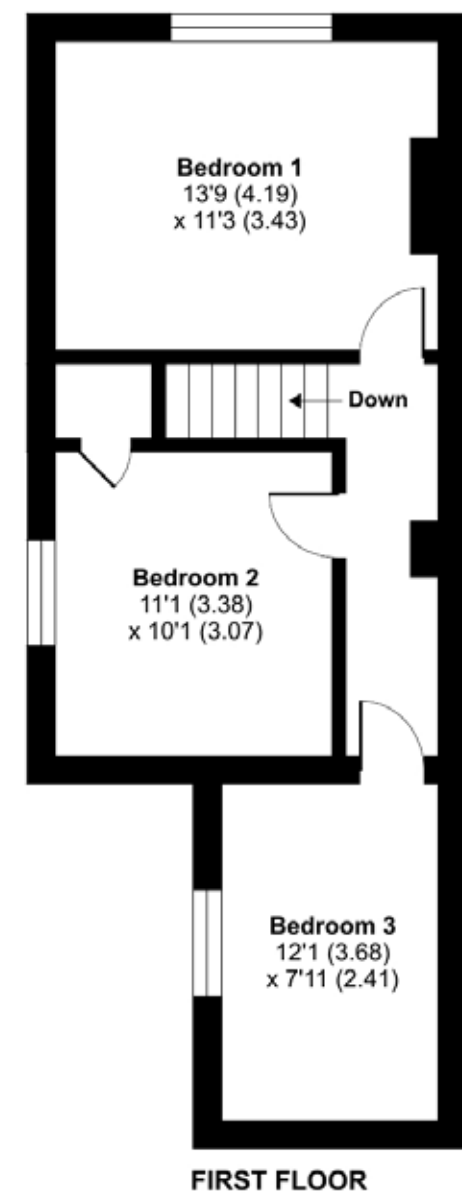
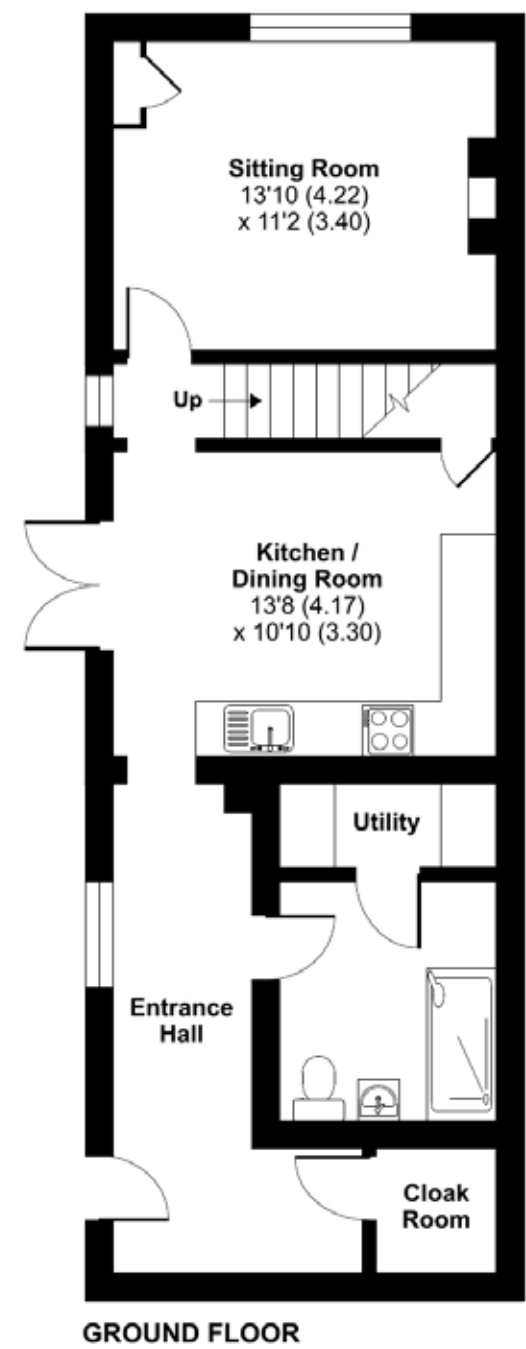




“I love the peace and quiet here, as well as the beautiful sunsets and fresh air.”

# Fen Road, Wiggenhall St. Mary Magdalen, King's Lynn, PE34

Approximate Area = 1075 sq ft / 99.9 sq m  
For identification only - Not to scale



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

# Wiggenhall St. Mary Magdalen

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, Wiggenhall St Mary Magdalen is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market.

Perched on the banks of the River Ouse, King's Lynn 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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented

at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

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. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from the Vendor



“Thornham is close by and is such a lovely area to walk, without a doubt my happy place.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Heating via electric radiators. Drainage via septic tank.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 2111-5122-1835-9196-7211

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

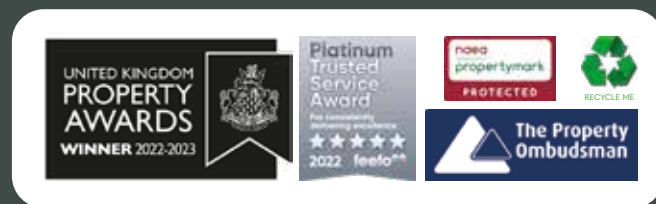
Freehold.

## LOCATION

What3words: ///ritual.mentioned.sideboard

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# SOWERBYS



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