

THE STORY OF

The Thatched House

Thompson, Norfolk

SOWERBYS

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The Thatched House

Mill Road, Thompson
Norwich, IP24 1PH

Prime Village Location

Large Detached Family Home

Cosy, Beamed Living Spaces

Enchanting Garden Room

Characterful Farmhouse Kitchen

Ground Floor Bedroom Options

Private Primary Bedroom En-Suite

Beautiful Mature Gardens

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“...the sitting room is enhanced by a grand inglenook fireplace...”

Nestled in the picturesque village of Thompson, you'll discover The Thatched House, a beloved family home for the past three decades. Beyond its role as a cherished family abode, it also once thrived as a highly popular bed and breakfast, even making its mark on prime-time television.

As you step through the doorway, a welcoming hallway invites you into the residence, unfolding seamlessly into the primary living area. On one side, an elegant dining room awaits, while a cosy sitting room graces the other. Both rooms exude charm with enchanting wooden beams, and the sitting room is enhanced by a grand inglenook fireplace, perfect for adding warmth on colder evenings.

Continuing from the sitting room, the garden room offers a delightful space to appreciate the beauty of the garden, regardless of the weather outside.

The farmhouse kitchen, adorned with pendant tiles, has been the heart of not only the home but also culinary adventures over the years. It maintains its character with charming wooden beams and boasts the original bread oven tucked away in the corner.

Returning to the entrance of the property and its own wing, you'll find the first ground floor bedroom, where sublime beams envelop the entire room. This section of the house also includes a private bathroom and was previously used as a separate section when the property served as a bed and breakfast. With minimal effort, this area can be easily separated from the main home, creating a distinct annex.

The ground floor offers an additional bedroom, another family bathroom, and a highly practical utility room.



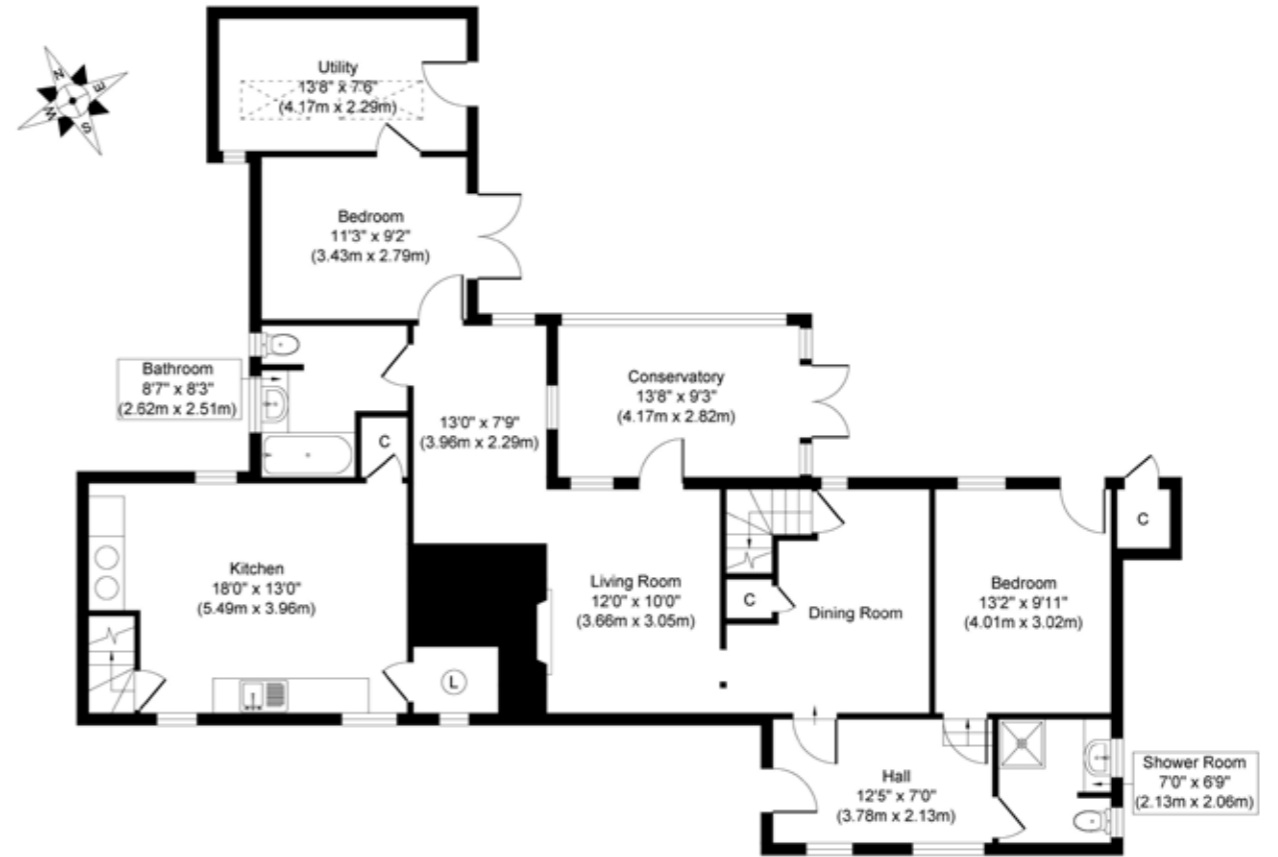
The house features two distinct staircases, a convenient feature for visiting friends who can enjoy their own part of the property. One end of the upper floor houses the primary bedroom, echoing the beams of the room directly beneath it, and it includes a private ensuite. The other side features a double bedroom with an adjoining dressing room.





First Floor

Approximate Floor Area
731 sq. ft
(67.91 sq. m)



Ground Floor
Approximate Floor Area
1386 sq. ft
(128.76 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.

Outside, the property's front is adorned with a splendid garden featuring mature shrubs and trees. To the side, a shingle driveway leads to the rear of the property, ensuring privacy and providing parking away from the view of the road. The rear garden is equally inviting, complete with a summer house. Additionally, a log store can be found on the side of the property, adding to its practical charm.





ALL THE REASONS

Thompson

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - a post office, Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender’s Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.



Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England’s oldest agricultural shows.

Just outside the town you’ll find Loch Neaton and Wayland Wood, the site of the children’s tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, 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.

Note from Sowerbys



“The Thatched House is in close proximity to Thetford Forest, a perfect location for fun family days out or simple Sunday stroll.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///erupts.dispensed.threaten

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

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