



THE STORY OF

The Old Bakery

Sedgeford, Norfolk

SOWERBYS



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The Old Bakery

Cornerstone Yard, Sedgford,
PE36 5LU



Three/Four Bedroom Character Cottage
Versatile Accommodation in Excellent Decorative Order
Ground Floor Bathroom and First Floor Shower Room
Ample Off Road Parking
Stunning Countryside Views



With rolling fields from the south-facing garden, character features and versatile accommodation, there is no wonder The Old Bakery has remained within the same family for more than 100 years. Known formerly as The Old Bakehouse, the property is at the end of a row of character cottages.

Accommodation is surprisingly spacious with three reception rooms, as well as a country-shaker style kitchen, downstairs bathroom and two entrance porches. With so much reception space, the property lends itself to either having a fourth bedroom, situated on the ground floor, or even converting the property to have an annexe for a family member.

Upstairs there are three bedrooms all with storage and all-served by a shower room.

Outside there is a gravel driveway for multiple vehicles, something which stands out for the area, as well as generously sized landscaped garden and modern shed to match, with a raised terraced area, a perfect spot to enjoy the field views beyond whilst drinking a glass of wine.

The Old Bakery has gone through recent renovations, including the addition of cosy wood-burners, modern bathroom, roofing improvements, and decoration throughout, and is now ready for a new owner to move in.

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



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



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SERVICES CONNECTED

Mains water and electricity. Heating via LPG gas boiler. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 7894-1009-1205-5832-1204

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: ///homing.dispensed.silks

AGENT'S NOTE

There is a pedestrian right of way though the parking area.

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