



THE STORY OF

Stone Cottage

Great Cressingham, Norfolk

SOWERBYS

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The Street, Great Cressingham,
Norfolk, IP25 6NL

Brick and Flint Semi-Detached Cottage

Extended to the Rear

Cosy Sitting Room

Large Bright Dining Room

Four Bedroom

Potential for Multi-Generation Living

Off Road Parking

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“...log-burner, is a family favourite during colder winter months.”

Stone Cottage embodies the quintessential Norfolk lifestyle, boasting a perfect blend of period charm and modernity. The front of the property retains its original features, while the rear seamlessly integrates new extensions connecting to a barn.

Accessed primarily through the side gate, the property welcomes owners and guests around the back via the garden room, bypassing the front door. The cosy sitting room, featuring a log-burner, is a family favourite during colder winter months. Adjacent to this space are the formal dining room and the kitchen.

The garden room serves as a transitional space, marrying the old with the new. Its

wall, adorned with large windows, bathes the area in natural light. Previously utilised as a sitting room, it currently functions as an additional dining space for larger family gatherings.

Ascending to the first floor reveals the historic heart of the home, housing three bedrooms and a family bathroom.

Continuing from the garden room, the extension transformed a derelict barn/storage area into a ground-floor sitting room and utility room. Stairs lead up to a vaulted double bedroom, offering added privacy for guests or independent older children.





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, a paved, tiered garden gently ascends to a spacious garden shed at the rear. The driveway wraps around the side, providing convenient off-road parking.



ALL THE REASONS

Great Cressingham

IS THE PLACE TO CALL HOME



Great Cressingham is a peaceful rural village in Norfolk and is situated close to both market towns of Watton and Swaffham.

The population is just under 300 people, but this charming village is full of character. The village benefits from The Olde Windmill Inn a lovely pub, the bustling water meadows, and a Victorian school as well as an abundance of country walks.

Watton is well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

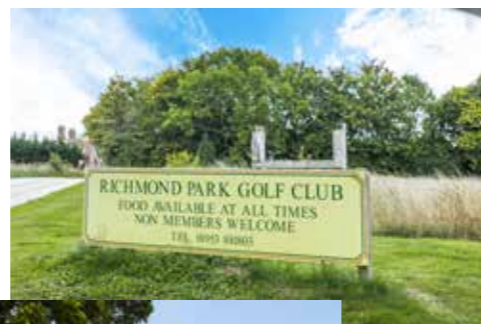
Just outside the town, Loch Neaton is believed to be England's only loch. In 1875, Scottish railway workers excavated land to establish a new railway from Thetford to Watton and the site filled with water from the River Wissey, forming a lake. A group of Victorian entrepreneurs saw the potential to develop this picturesque spot into a pleasure garden with woodland trails, boats, a bandstand



and even winter ice skating. Although the attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk, or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest 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. With its many historic and stunning natural landmarks, plus a superb range of properties to discover, Watton is a jewel in Norfolk's rural crown.



Note from the Vendor



“We enjoy the advantages of having Watton and Swaffham nearby, and Sandringham is just a brief drive from our home.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0356-2834-7710-9703-6161

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: ///squeezed.firebird.goodbyes

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