



THE STORY OF  
**Providence House**

*Thompson, Norfolk*

**SOWERBYS**





Part Finished Project

Detached Property

Three/Four Bedrooms

Village Location

Ample Off Road Parking and Integral Garage

Suitable for Self-Build or Developer

Breckland Council Application Number  
(3PL/2021/1521/HOU)

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# Providence House

Tottington Road, Thompson,  
Norfolk, IP24 1PU

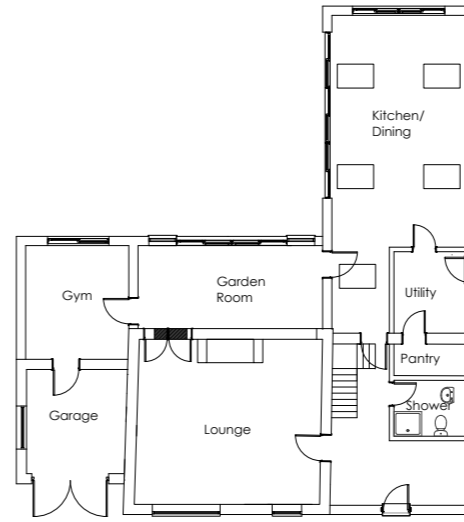
Presenting an exquisite opportunity in the heart of the tranquil village of Thompson, this detached cottage, nestled in a delightful setting, beckons those searching for a bespoke residence. Undergoing a meticulous program of modernisation and extension, this property invites its new custodians to bring their vision to life and complete the finishing touches.

Upon completion, this residence will boast a spacious and uniquely designed three/four-bedroom layout, featuring an awe-inspiring newly built kitchen/living room that seamlessly blends contemporary elegance with timeless charm. Three generously proportioned reception rooms were thoughtfully designed thinking of both grand celebrations and intimate gatherings alike.

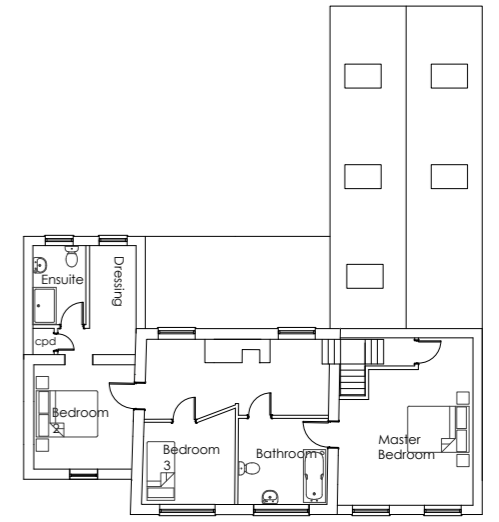
Envisioned with luxury in mind, the architectural plans allow for the creation of three bathrooms, ensuring convenience and opulence for its future occupants. A thoughtfully planned utility room adds to the practicality of the space, providing a seamless blend of style and functionality.

This property, a canvas of potential, is ideally suited for a visionary builder seeking a captivating project or a family/individual with the desire to collaborate with skilled artisans to realize their dream home. Embrace the opportunity to shape the final chapter of this residence's story and transform it into a masterpiece that reflects your personal style and aspirations.





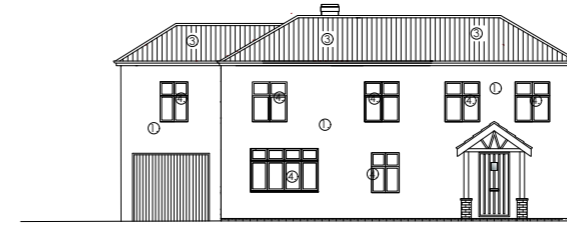
GROUND FLOOR  
Scale 1:100



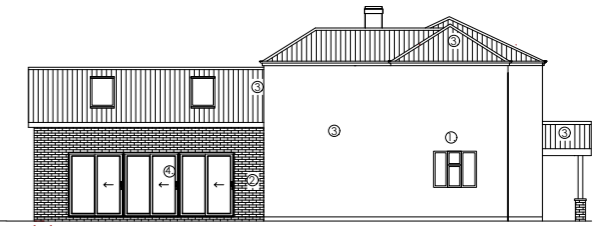
FIRST FLOOR  
Scale 1:100



- 1. Thru colour render
- 2. Red brickwork
- 3. Paniles
- 4. Pale Green UPVC Window/Doors



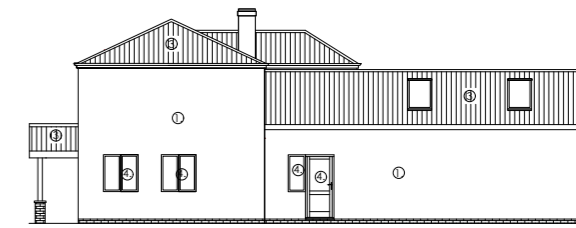
SOUTH ELEVATION  
SCALE 1:100



SOUTH WEST ELEVATION  
SCALE 1:100



NORTH WEST ELEVATION  
SCALE 1:100



NORTH EAST ELEVATION  
SCALE 1:100



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

# 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.



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating to be confirmed.

## COUNCIL TAX

Band D.

## 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

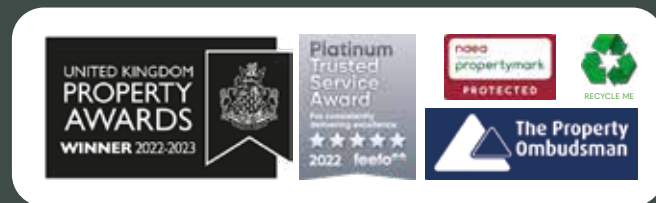
What3words: ///guides.weekend.hoops

## AGENT’S NOTE

Please note proposed floorplan is shown for illustrative purposes.

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.

# SOWERBYS



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