



THE STORY OF

Sedge Cottage

Sedgeford, Norfolk

SOWERBYS

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Sedge Cottage

Docking Road, Sedgeford,
Norfolk, PE36 5LR



- Fully Refurbished Throughout
- Stunning Kitchen with Roof Lantern
- Vaulted Reception Room
- Character Feel
- Contemporary Finish
- Ground Floor Bedroom Suite
- Upper Decked Access to Garden
- Countryside Views



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“... Sedge Cottage seamlessly blends modern amenities...”

Having recently undergone an extensive renovation to the highest standards, Sedge Cottage seamlessly blends modern amenities with the timeless charm of its Victorian origins.

Upon entering through the glass door, the focal point of this enchanting cottage is immediately evident in the kitchen/family room. Illuminated by an impressive roof lantern and expansive bi-folding doors leading to the patio, this central space is bathed in natural light. The kitchen, complete with a stylish breakfast bar, harmoniously coexists with a spacious dining area capable of accommodating eight comfortably. The

former sitting room, transformed into a generous principal bedroom, boasts a contemporary en-suite shower room, retaining its original Victorian fireplace. Ascending from this end, a staircase leads to two additional double bedrooms sharing a family bathroom - a perfect arrangement for a children's floor.

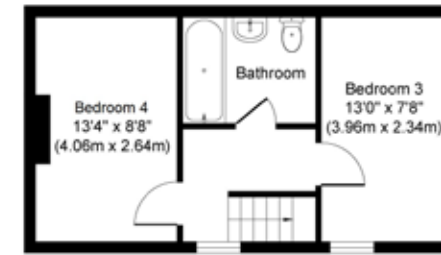
Adjacent to the kitchen, a door opens to a utility room, a guest WC, and a separate shower room, an ideal setup for post-winter walks. Another room, currently utilised as a fourth bedroom, opens onto the patio, providing flexibility for use as a snug, home office, or an additional bedroom.



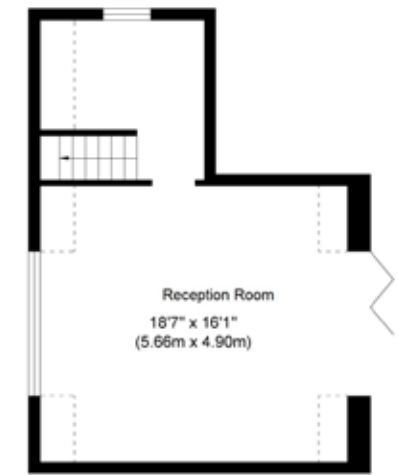
A second staircase from the kitchen leads to an extraordinary reception room, taking advantage of the vaulted ceiling and the exposed gable end of original chalk brick. This welcoming space is further enhanced by bi-folding doors opening onto a decked terrace, seamlessly connecting to the garden. Through clever rearrangement, direct garden access from the reception room has been achieved, overcoming the original external steps.

“..vaulted ceiling and the exposed gable end of original chalk brick.”

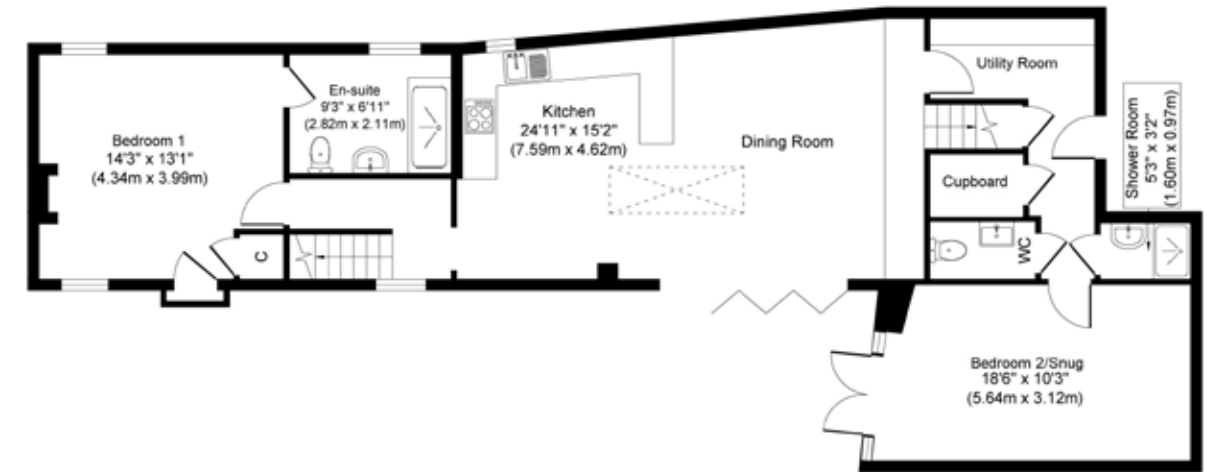




First Floor
Approximate Floor Area
314 sq. ft
(29.17 sq. m)



First Floor
Approximate Floor Area
392 sq. ft
(36.41 sq. m)



Ground Floor
Approximate Floor Area
1065 sq. ft
(98.94 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.

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The private garden, bordered by mature hedges, offers serene views of farmland. The lawn is complemented by a decked area and a sun-soaked patio. A ground-floor patio adds another delightful spot for al fresco dining. Off-street parking is also available.

Sedge Cottage has been meticulously crafted to cater to multi-generational family living, centered around the remarkable kitchen. Impeccably finished throughout, it serves as an ideal permanent residence, a home away from home, or a holiday let.





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



“Sedge Cottage is a true hidden gem. Externally, the property hides the character and charm that has been embedded within the design of this home internally”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8637-2221-9300-0778-0296

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

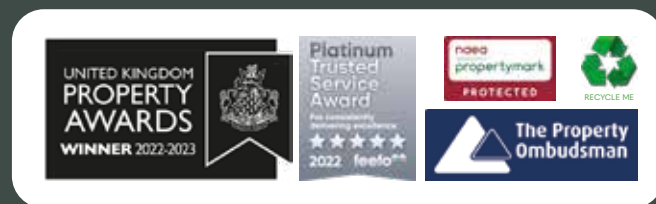
Freehold.

LOCATION

What3words: ///strike.swooning.alive

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SOWERBYS



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