



THE STORY OF

# Lavender Cottage

*Litcham, Norfolk*

SOWERBYS

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# Lavender Cottage

21 Church Street, Litcham, Norfolk,  
PE32 2NS

Charming Period Property

Two Double Bedrooms

Accommodation Stretching to 1,018 Sq. Ft.

Amazing Cosy Sitting Room with  
Impressive, Exposed Brick Fireplace

Kitchen/Dining Room

Separate Utility Room

Luxurious Bathroom

Private English Cottage Garden

Off-Road Parking

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“...so many things we love - the character, the fireplace which you can almost stand in, the beams, the colour of the house when the sun is low in the sky...”

Sitting in the heart of the very popular village of Litcham, this characterful and charming period cottage seamlessly combines historical allure with modern comfort. This residence exudes a warmth that is truly unparalleled, boasting a rich tapestry of original features that tell the story of its timeless charm.

As you step over the threshold, you'll feel transported back in time, where exposed beams stand proudly overhead, and the heart of the home beckons with

an inviting inglenook fireplace. The ambiance is nothing short of enchanting, offering a delightful blend of history and contemporary living.

This two bedroom property has been thoughtfully designed, with the main bedroom having been ingeniously opened up to create a spacious retreat. A stud wall is all it would take to effortlessly reinstate a third bedroom, allowing for a flexible living arrangement tailored to your needs.



The generous sitting room is a testament to the cottage's heritage, featuring a wonderful, exposed brick fireplace that adds character and warmth. Imagine evenings spent in front of a crackling fire, creating memories to last a lifetime.

“...the log-burner, a glass of wine and good company warms the soul!”

The heart of the home lies in the well-appointed kitchen/dining room, a space where culinary delights meet convivial gatherings. French doors open to reveal the enchanting cottage-style garden, a private sanctuary where the outdoors seamlessly becomes an extension of your living space. The modern kitchen effortlessly marries form and function, ensuring that every culinary endeavour is a joyous occasion.

In the modern bathroom, contemporary design meets functionality, providing a serene retreat for relaxation, and completing the accommodation in this delightful home.





“We’ve upgraded the bathroom and kitchen, and created a hugely spacious main bedroom...”



The cottage-style garden, enclosed for privacy, is a canvas waiting for your personal touch – a perfect setting for al fresco dining or simply basking in the beauty of nature. To the very rear of the property is parking giving something that these old character properties sometimes lack.



“We love springtime here, and the summer heat in the sheltered garden...”



First Floor  
Approximate Floor Area  
288 sq. ft  
(26.75 sq. m)



Ground Floor  
Approximate Floor Area  
728 sq. ft  
(67.64 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.

ALL THE REASONS



# Litcham

IN NORFOLK  
IS THE PLACE TO CALL HOME



With a welcoming community and beautiful surroundings, Litcham is perfect for those looking to enjoy the idyllic village life.

The village has a popular pub, The Bull, which is a traditional coaching inn from the 17th century, although the foundations date back to the mid 1300s, which makes it the second oldest inn in Norfolk. Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies for later. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve of 28 hectares of lowland heath and mixed woodlands, situated to the south of the village on the Nar Valley Way. In 2008 fencing was erected and Dartmoor ponies now graze the Common. A more recent addition is the cattlegrids, which were installed in 2012 so that livestock can freely roam over the site. 'Nar Valley Way' is a 35 mile long

footpath from East Dereham to King's Lynn. Surrounded by beautiful countryside scenery, the river Nar is never far away whilst you are venturing along this path.

All Saints Church dates back to the 12th century, but was largely rebuilt in the early 15th century. There is also a Methodist Chapel on Front Street, which was built in 1909. The Priory at the bottom of Church Street is likely to have once been a Chapel or Hermitage.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town approximately 9 miles away. There's a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse nearby, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.



Note from the Vendor



“Litcham Common is stunning, and the local area is thriving; there's a popular school, village pub, shop, post office and deli, which all add to Litcham's charm.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

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: ///resides.command.valued

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