



THE STORY OF

# Peace Cottage

*Watlington, Norfolk*

SOWERBYS



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# Peace Cottage

60 Mill Road, Watlington, Norfolk  
PE33 0HJ

Detached Potton-Style Family Home

Two Self-Contained Studio Apartments,  
Which Could Generate Additional Income

Four Bedrooms

Open Plan Kitchen/Dining Room

Charming Sun Room

Inglenook Fireplace to the Sitting Room

Separate Home Office

Updated Family Bathroom and En-Suite

Landscaped Front and Rear Garden

Superb Location with Easy Train Links  
to Cambridge and London

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“Our lounge, with it’s huge Inglenook fire place, is perfect for winter nights.”

From the moment the current owners first set eyes on Peace Cottage, as they pulled into the driveway and crossed the threshold, they were captivated. The potton-style property’s cosy, country ambiance and its garden, a serene haven for nature, were pivotal in their decision-making process.

Over the span of four years, 60 Mill Road has undergone a complete transformation whilst preserving its rustic charm. From updating the kitchen and bathrooms, to installing air conditioning units and illuminating the driveway, garden, and pond, this property now epitomises 21st-century living.







Upon entering the bright reception hall, one is immediately struck by the sense of openness. The kitchen/dining room and sun room have served as vibrant focal points of activity.



The kitchen, spacious yet inclusive, offers ample workspace for culinary endeavours without isolating the cook from family gatherings. Meanwhile, the sun room provides an idyllic retreat to savour morning coffee amidst the sun-drenched windows and the melody of chirping birds.

The generously proportioned sitting room seamlessly connects to the kitchen/dining room via french doors, boasting its own charm, particularly with the inglenook-style fireplace serving as a cosy focal point. When entertaining large gatherings, simply open the french doors to extend the living space effortlessly.

For those requiring a home office, the separate study downstairs provides a conducive environment for productivity.

Ascending to the upper level, the mezzanine landing grants easy access to four bedrooms and a family bathroom. All four bedrooms offer ample space, with the primary bedroom boasting built-in wardrobes and its own en-suite shower room.











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.





Adjacent to the main house lies the Annexe, comprising of two studio apartments. Over the years, these units have generated substantial additional income - covering expenses and more, but would also be ideal multi-generational living.



The exterior space has been equally transformed along with the house. A gravel drive at the front accommodates multiple vehicles, while a five-bar gate adds privacy and security.

The rear garden is a tranquil retreat, featuring a charming patio ideal for summer barbecues, a picturesque pond with a soothing waterfall, a lush lawn area, and a well-appointed garden shed with expansive french doors, offering the potential for a garden office or gym.



This impeccably modernised home is now awaiting its next fortunate inhabitants, offering a blend of contemporary comfort and timeless charm.

“The house has a warm country feel and our garden is a sanctuary of calm and a haven for nature.”













ALL THE REASONS



# Watlington

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, Watlington is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery, pharmacy, primary school, post office, village store, social club, public house and the Church of St Peter and St Paul.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance,

ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from the Vendor



Get lost in the peacefulness of the walks at Shouldham Warren.

“We have so many lovely country walks nearby but love walking in Shouldham Warren.”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity, gas and drainage. Gas central heating.  
Water irrigation system.

**COUNCIL TAX**

Band F.

**ENERGY EFFICIENCY RATING**

C. Ref:- 0320-2414-6370-2994-8565

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: ///truck.dove.skirting

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# SOWERBYS



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