



THE STORY OF
The Old Post Office
Boughton, Norfolk

SOWERBYS

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THE STORY OF

The Old Post Office

Chapel Road, Boughton, Norfolk
PE33 9AG

Sold With No Upward Chain

Cottage Dating Back to 1873

Nestled in the Heart of the Village

Full of Character and Charm

Sitting Room and Log Burner

Separate Dining Room

Shaker-Style Kitchen

Ground Floor Bathroom

Three Bedrooms

Off-Road Parking and Low Maintenance Garden

SOWERBYS KING'S LYNN OFFICE

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“A lovely house in a village full of community spirit.”

The beauty of a Norfolk cottage, complemented by a quaint location, The Old Post Office could be the perfect charming home, or weekend retreat. The current owners have thoroughly enjoyed their time here and their care for this property means that it may continue to be much-loved for years to come.

Built in 1873 for the workers of the Harwin family, a highly respected family in the area, and serving as the village post office, The Old Post Office is now a lovely and charming cottage ready for new occupants.

The sitting room at the front is particularly charming. Ample natural

light floods in through the lovely window, whilst the fireplace adds a true sense of comfort. It's easy to imagine sitting in front of a roaring fire, enjoying a warm brew with the radio softly playing in the background, a superb space to relax and unwind.

The kitchen is beautifully appointed with its shaker-style design and country wooden shelving, complemented by the adjoining dining room helping create an ideal space for entertaining guests in style.

At the far end of the cottage is the ground floor bathroom, which has also benefited from a recent makeover.



“Owned since 2010, lots of updating has been undertaken to make the charming cottage you find today.”



Moving upstairs and the landing provides access to three bedrooms. With exposed floorboards, high ceilings, and a couple of original Victorian feature fireplaces, these spaces are bright and cosy.

The outside is low-maintenance, making this an ideal purchase for those with limited time for gardening. The side drive offers off-road parking, while the established front garden further enhances the beauty of the building.

A rear garden looks bright with shrubs and flowers planted in pots, with the space then covered in gravel.

This charming cottage, nestled in the heart of the village of Boughton, has been home to many happy memories over the years and is ready to create new ones with its next owner.



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



Boughton

IN NORFOLK
IS THE PLACE TO CALL HOME



An award-winning village, Boughton is a civil parish around 44.4 miles west of Norwich, 15.1 miles south-south-west of King's Lynn and 97.7 miles north-east of London. The nearest town is Downham Market which is 7.3 miles east of the village.

For the purposes of local government, the parish falls within the district of King's Lynn and West Norfolk. Boughton has a long and distinguished record of success in the Eastern Daily Press 'Best Kept Village' and 'Pride in Norfolk' competitions. The awards the village has been fortunate enough to win are proudly displayed by the village sign around the pond.

The village is a north of the route A134 which links King's Lynn to Colchester. The nearest railway station is at Downham Market for the Fen Line which runs between King's Lynn and Cambridge. The nearest airport is Norwich International Airport.

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.

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.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



"I've loved the wrap-around garden and to watch birds come and go."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 8126-6729-5389-9578-8992

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: ///wiping.clogging.ropes

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