



THE STORY OF

# Daffodil Cottage

*Great Massingham, Norfolk*

SOWERBYS

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# Daffodil Cottage

12 Weasenham Road, Great Massingham, Norfolk  
PE32 2EY



## Flint-Fronted Cottage

Spacious Sitting Room with Log Burner

Sun Room with Easy Access to both the  
Sitting Room and Rear Garden

Open-Plan Kitchen/Breakfast Room  
Connecting to a Lovely Dining Area

Ground Floor Shower Room

Four Double Bedrooms

Beautifully Appointed Family Bathroom

Great-Sized Rear Garden, Beautifully Landscaped  
and Sitting Alongside Open Fields

Off-Road Parking

Extended and Modernised to a High Standard



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“We moved into Daffodil Cottage 2013,  
fell in love with the village, bought  
the house in 2014, and have been making  
it our perfect home every since...”

Daffodil Cottage has been a labour of  
love, resulting in a stunning four-  
bedroom flint-fronted cottage. Its bright  
and airy rooms, along with its superb  
location in one of the country's finest  
villages, makes it truly exceptional.

Tucked away from any hustle and bustle,  
Daffodil Cottage boasts a classic Norfolk  
aesthetic with a modern twist. This blend  
of old-world charm and contemporary  
flair creates a welcoming atmosphere  
which makes you feel right at home.



Upon entering, the sitting room immediately captures attention with its exposed beams, cosy log burner, and easy access to the sun-room. This inviting space provides a warm ambiance perfect for relaxation.

The sun-room, with its seamless connection to the rear garden, is a cherished retreat throughout the year.



The newly renovated kitchen/breakfast room, with its open layout to the dining area, serves as the heart of the home. Flooded with natural light from triple aspect windows, the breakfast bar brings the family together in the mornings, while the dining area sets the stage for stylish entertaining. Completing the ground floor is a utility room and shower room, catering to the practical needs of families and pet owners alike.





Upstairs, the landing leads to four double bedrooms and a beautifully appointed family bathroom. Each bedroom offers ample space, with three featuring built-in wardrobes and stunning views of the surrounding scenery.

Outside, the property is equally impressive. The front drive provides parking for multiple vehicles, while the rear garden is a tranquil oasis. A spacious patio area is perfect for summer barbecues, and a hot tub offers relaxation with panoramic field views. Mature trees and shrubs add elegance, whilst raised beds and lush lawns provide ample space for all ages to enjoy.

With its charming character, superb location, and abundant amenities, Daffodil Cottage is poised to become a beloved home for many years to come.





First Floor  
Approximate Floor Area  
757 sq. ft  
(70.33 sq. m)



Ground Floor  
Approximate Floor Area  
989 sq. ft  
(91.85 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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ALL THE REASONS

# Great Massingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



One of Norfolk's most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King's Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.

Multiple large ponds can be found throughout the village, which has won many awards such as 'CPRE Community Open Spaces award and several 'EDP Pride in Norfolk' awards. Opposite the impressive village green is St Mary's church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used

as a school room and is thought to have been where Sir Robert Walpole, England's first prime minister in 1720, was educated as a young boy.

In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There's also a film and quiz night held here each month.

If you're looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly want to explore.



Note from the Vendor



“We love having the large garden and have learnt a great deal about gardening.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 9713-3036-4207-4784-0200

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: ///commenced.bulletins.foil

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# SOWERBYS



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