



THE STORY OF

# 1 Folly Cottages

*Tittleshall, Norfolk*

SOWERBYS

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# 1 Folly Cottages

High Street, Tittleshall, Norfolk,  
PE32 2PJ

Quintessential Cottage Home

L-Shaped Modernised Kitchen/Breakfast Room

Two Reception Rooms

Three Bedrooms

Four Piece Bathroom

Two Beautiful Enclosed Courtyard Gardens

Brick and Flint Workshop

Garage and Parking

Chain Free

**SOWERBYS FAKENHAM OFFICE**  
01328 801534  
fakenham@sowerbys.com



“The cottage has its own quintessential, English character...”

Entering the mid Norfolk village of Tittleshall, on High Street, 1 Folly Cottages and its pretty courtyard gardens lies waiting to be discovered.

Whether you approach the cottage from the front or rear, both gated entrances provoke the feeling of secret gardens waiting to be revealed. The cottage has undergone some changes, enabling more beneficial space to prepare food, dine informally or formally, and to sit in a cosy sitting room with its wood-burner stove. A very useful utility room is attached to the kitchen, whilst the kitchen design allows the view of the enclosed, rear courtyard garden, which is both private and low maintenance.

If you are seeking a more traditional dining and sitting room, Folly Cottage is beautifully complemented by its parquet floored dining room and its adjacent sitting room.

Upstairs, the three bedrooms are served by the four piece modernised bathroom. For those buyers working remotely, bedroom three could easily be used as a study, overlooking the front courtyard garden, with its abundance of planting, including pretty clematis, a variety of other climbing plants and a stunning monkey puzzle tree, Araucauna for the Latin experts!





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.



The property also includes a garage ten bloc and a parking space to the front of the garage. In addition there is a useful brick built outbuilding, in the rear courtyard. The market town of Fakenham is just 10 minutes away and of course the North Norfolk coast is only a half an hour drive.

Our vendor is sad to leave her cottage home, which she has truly made her own. However, as custodians of properties, we seek a new custodian ready to enjoy all that I Folly Cottages has to offer and to put their own stamp on this delightful oasis.



ALL THE REASONS



# Tittleshall

IN NORFOLK  
IS THE PLACE TO CALL HOME



An attractive village filled with brick and flint cottages and period homes, Tittleshall is about 9 miles to the north west of Dereham, and 6 miles south of Fakenham, with the cathedral city of Norwich about 30 miles away. Tittleshall has a village hall, bowls club, cinema club and the church of St Mary's has a splendid marble monument dedicated to Sir Edward Coke of Holkham.

Two miles away, Litcham provides a range of amenities. The village has a popular pub, The Bull, which is a traditional 17th century coaching inn, and Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies. 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, situated to the south of the village on the Nar Valley Way, providing delightful walks surrounded by beautiful countryside scenery.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town with a twice weekly market, on Tuesdays and Fridays. There's a strong cohort of independent and specialist shops and free parking, making 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



“It's such a characterful home - with a delightful outlook over the gardens...”

THE VENDOR



### SERVICES CONNECTED

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

### COUNCIL TAX

Band C.

### 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: ///stung:galaxies:depending

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# SOWERBYS



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