



STANDEN  
COTTAGE  
3

THE STORY OF  
**Standen Cottage**

*Holme Hale, Norfolk*

**SOWERBYS**



# S Standen Cottage

3 Lower Road, Holme Hale, Norfolk  
IP25 7EB

●  
Quiet Countryside Location

Three bedrooms

Quaint Semi-Detached Cottage

South Facing Garden

Bathroom and En-Suite Shower to Principal Bedroom

Parking for Several Cars

Workshop/Outbuilding  
●

Nestled in the tranquil village of Holme Hale, at the heart of Norfolk, lies this delightful semi-detached three-bedroom cottage. Overflowing with character and charm, its layout effortlessly guides you through its spaces.

Enter to discover a kitchen radiating warmth and cosiness, seamlessly connected to the inviting dining area. The living room, treasured by its owners, features a cosy wood-burning stove—a refuge regardless of the weather. Whether unwinding after a day's work or gathering with loved ones, this room offers comfort and warmth. Conveniently, the ground floor also accommodates a well-placed bathroom.

Heading upstairs, three bedrooms await, with the main bedroom benefiting from the luxury of an en-suite shower room.

Outside, a delightful sun-drenched garden awaits at the rear, complete with a patio perfect for hosting family gatherings. Nearby, a separate outbuilding, currently serving as a crafting retreat for the owners, presents numerous possibilities.

At the front, ample parking space for multiple vehicles and a charming lawned area complete the idyllic setting.

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Outbuilding  
Approximate Floor Area  
228 sq. ft  
(21.16 sq. m)



First Floor  
Approximate Floor Area  
490 sq. ft  
(45.54 sq. m)



Ground Floor  
Approximate Floor Area  
615 sq. ft  
(57.09 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

# Holme Hale

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village roughly five miles south east of the historic market town of Swaffham, Holme Hale is close to the river Wissey.

The village has a pavilion, playing field and a church as well as a bus service to Watton, Wymondham, Dereham, Hingham, Norwich and King's Lynn. Swaffham is a thriving and historic market town situated approximately 15 miles east of King's Lynn and about 30 miles from Norwich.

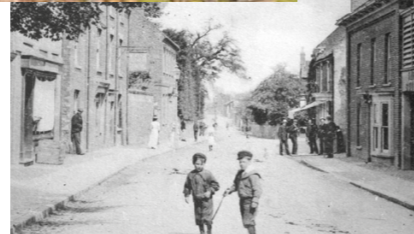
Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club. The town has an extremely popular Saturday market and many interesting historic

buildings including the parish church and 'The Buttercross'.

The town offers a great hub for those who wish for a perfect family life. It's a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance for people to learn more about famous Egyptologist Howard Carter, whose extended family lived in Swaffham. Howard Carter is, of course, famous for the 1922 discovery of the tomb of Tutankhamun.

Swaffham is only around two hours by train to London, with great access to Cambridge and only 45 minute drive to the coast. It is also a short car journey to Norwich, which provides an airport and has direct flights to Amsterdam.



Note from the Vendor



South facing garden of Standen Cottage

"we have such a lovely view over the fields..."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating. Sewage treatment plant.

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: ///stereos.took.seagulls

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# SOWERBYS



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