





THE STORY OF

### Acorn Cottage

85 Downham Road, Watlington Norfolk, PE33 0HT

**Detached Potton House** 

Situated off the Main Road at the Bottom of a Long Private Drive

Kitchen/Breakfast Room and a Separate Formal Dining Space

Bright Sitting Room and an Inglenook Fireplace

Home Office or Playroom

Four Double Bedrooms

Two En-Suites and Family Bathroom

Fully Enclosed and Very Private Garden

Double Garage and Ample Off-Road Parking

Superb Village Location with Easy Access to the Train Line

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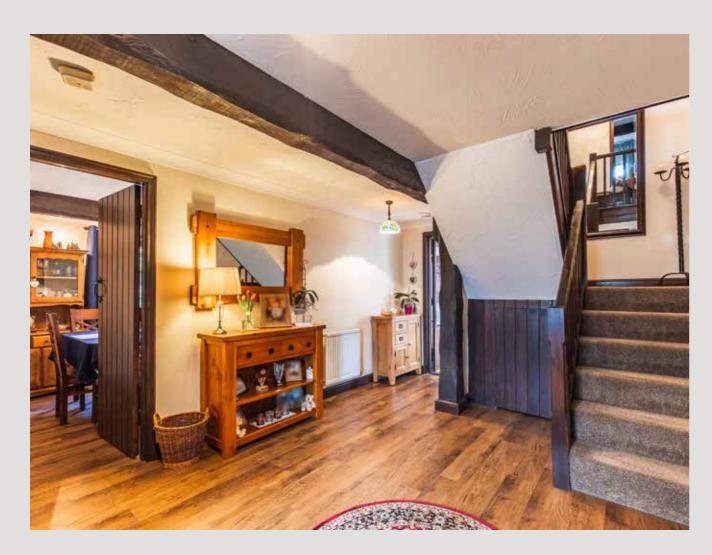
# "I'd describe my home as quiet, peaceful and tranquil."

Since 2009, this home has cleverly demonstrated a cottage style of living, ideally positioned down a long private drive. Potton Homes are notoriously recognised for designing and creating beautiful bespoke dwellings for modern day living.

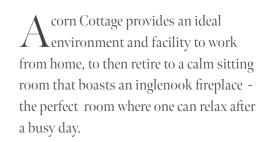
Acorn Cottage offers a truly magical welcome. The kitchen/dining room,

which is located to the rear of the property has been a central hub for many years.

The kitchen is bright and spacious, with ample worksurface, and for special occasions the neighbouring dining room certainly entertains guests in comfort and style.















scending to the upper level, there A scending to the upper level, there are four bedrooms and a family bathroom. Each bedroom is double in size, two having private en-suites. The principial bedroom also features a convenient built-in wardrobe.











A pproached via a long drive, the outside space further compliments the property, with a useful double garage and ample parking space. Well established trees create a resilient ambience that envelops the home.

The garden wraps perfectly around the Acorn Cottage, with mature lawns, shrubs, high hedges and a patio area to further entertain. It is a spacious and versatile family home, where someone can move in straight away – this property is indeed a hidden gem.







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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# 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, 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.





"I've loved living here because there's plenty of space, as well as peace and quiet."

THE VENDOR



#### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX
Band F.

#### **ENERGY EFFICIENCY RATING**

C. Ref: - 5832-3229-1209-0875-2222

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: ///shimmered.widest.compress

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