



THE STORY OF  
**Magnolia Cottage**  
*Thompson, Norfolk*

**SOWERBYS**

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THE STORY OF

# Magnolia Cottage

22 Pockthorpe Lane, Thompson  
Norfolk, IP24 1PN

An Impressive 17th Century Cottage

Grade II Listed

Sympathetically Modernised and Restored

Two/Three Reception Rooms

Open-Plan Kitchen Dining Room

Two/Three Bedrooms

Brickweave Driveway

Enjoying a 0.17 Acre Plot (STMS)

Picturesque Village Location

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“Sympathetically beautiful.”

Magnolia Cottage is a beautifully extended 17th century period cottage, which has undergone a series of improvements and alterations, whilst sympathetically retaining much of the original features of the home. The property is constructed from solid brick underneath a pantile roof providing a pretty façade, positioned within the charming village of Thompson.

The internal space has benefited from a single storey extension to the rear, providing flexible accommodation across two floors. There is a total of three reception rooms, comprising of a central reception room, which provides a variety of functions and access to the galleried landing. Furthermore, the original inglenook fireplace is a beautiful feature, along with the stone flooring and

exposed timbers.

The sitting room offers a similar finish with another feature fireplace, as well as a single door out onto the rear patio and dual windows to the front. The study is very well positioned to the rear of the property, overlooking the garden and creates an inspiring space to work from.

The kitchen /dining room is a newer addition, housing a country-style kitchen, complemented by a butler sink and painted wooden flooring. Furthermore, there are bespoke shutters enclosing the windows and patio doors out onto the rear garden. The remaining space downstairs includes a lobby area, with access to the wet room and there is a second staircase leading to the second bedroom upstairs.



Upstairs is a characterful galleried landing, which feature the chimney running through the centre of the space, creating a lovely light, yet cosy space, with a little nook to sit and read. This leads off to the principal bedroom and the main bathroom.



The second bedroom is accessed via a separate staircase from the lobby area downstairs, which features a lovely skylight, flooding the space with plenty of daylight.



“Both bedrooms are a very inviting space to be in”



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.

To the front of the property, there is a brick weave driveway, providing off-road parking.

The rear garden has been beautifully landscaped, and immediately to the rear of the property is a paved patio. A pathway leads up the garden to a central patio with raised flower beds either side. There are also two larger storage sheds and a lawned garden beyond the patio, housing an array of established trees and backs onto paddocks for the ultimate countryside feel.

“A haven for wildlife and a very productive garden that is thoroughly enjoyed.”



ALL THE REASONS

# Thompson

IN NORFOLK  
IS THE PLACE TO CALL HOME



A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet

connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - a post office, Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender’s Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England’s oldest agricultural shows.

Just outside the town you’ll find Loch Neaton and Wayland Wood, the site of the children’s tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.



Note from Sowerbys



Loch Neaton.

“Plenty of peaceful countryside spots...”

SOWERBYS



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.  
Individual room temperature control via air source heat pump.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref:- 8901-3968-4329-7196-4143

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: ///guides.ideal.afternoon

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