



THE STORY OF

# Pond Cottage

*Seething Norfolk*

**SOWERBYS**



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# Pond Cottage

68 Seething Fen, Seething  
Norfolk, NR15 1DG

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Charming Period Home

Three Reception Rooms

Kitchen Breakfast Room

Utility Room and Cloakroom

Five Bedrooms

En-Suite and Family Bathroom

Grounds of Approximately 1.2 Acres (STMS)

Semi-Rural Location

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)





Pond Cottage is a charming period home with a wonderful view overlooking Seething Fen. It is located at the end of a private road and offers spacious and versatile accommodation over two floors.

The house features a spacious entrance hall leading to a dining room with beautiful pavement tiles and a brick fireplace. The modern kitchen has plenty of storage and workspace, with room for a table and lovely views to the rear. The sitting room is bright and benefits from a fireplace with a wood-burning stove, with access straight out to the garden. Additionally, there is a well-appointed study or playroom, a utility room, and a cloakroom.

Upstairs, there are five comfortable bedrooms, all with lovely views of the surrounding area. There is a modern family bathroom and an en-suite to the principle bedroom.

The location of the property is unique and idyllic, overlooking Seething Fen with outstanding views and wildlife. The grounds extend to approximately 1.2 acres (STMS) and include sweeping lawns, established borders, a wrap-around decked terrace, specimen trees, and a long strip of garden where there was once a zip wire. The property also features a detached double garage, offering plenty of versatility within a lovely environment.



Each of the bedrooms  
are blessed with lovely  
views.





Ground Floor  
Approximate Floor Area  
1,009 sq. ft  
(93.71 sq. m)



First Floor  
Approximate Floor Area  
791 sq. ft  
(73.48 sq. m)

Garage  
Approximate Floor Area  
308 sq. ft  
(28.64 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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# Seething

QUAINT SCENIC NORFOLK VILLAGE  
WITH HISTORIC CHARM

A traditional Norfolk village which has retained its charm. At the centre of the south Norfolk village of Seething you'll find the church of St Margaret and St Regimus, a beautiful building with a thatched roof and early Norman round tower. The village has a variety of amenities such as has a local shop, post office, village hall and a large playing field.

For younger children, there is an excellent first school within the village and a nursery a few miles away. The nearby market town of Loddon offers a secondary school, plus a variety of day to day shops and amenities.

The Cathedral City of Norwich is approximately 9 miles to the north. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city.

Within close proximity of Suffolk as well, Seething has plenty of beautiful areas to explore locally, fully allowing you to relax in a slower way of live and escape the busy cities.



## Note from the Vendor



Pond Cottage garden.

“Having once featured a zip-wire, the lawn boasts endless opportunities.”



## SERVICES CONNECTED

Mains water, electricity and gas. Drainage via Septic tank. LPG gas central heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

F. Ref:- 2803-0001-5231-8797-3264

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: ///trappings.oiled.title

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

