



THE STORY OF

Oak Cottage

Eastmoor, Norfolk

SOWERBYS



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Oak Cottage

Eastmoor, Norfolk
PE33 9PZ

Detached Charming Cottage

Sold with No Onward Chain

Rural Setting with Splendid Field Views

Open-Plan Kitchen/Dining Room

Two Reception Rooms and Fireplaces

Ground Floor Family Bathroom

Two Double Bedrooms

Large Garage and Further Outbuilding

Generous Plot

Peaceful and Quiet Location

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This superb cottage in a tranquil location has been a cherished home since 2005. Now, with the children having flown the nest, this beautifully presented property is ready to welcome its new owners.

For those seeking peace and quiet without feeling too remote, this is the ideal home. The current owner has added a rear extension, transforming the original three bedrooms into two spacious, well-proportioned rooms, creating a cosy yet roomy atmosphere.

The kitchen diner is the heart of this home—bright, airy, and spacious, with lovely views over the rear garden and fields that stretch as far as the eye can see. It's the perfect space to entertain family and friends.

At the front of the property, two reception rooms provide a cosy retreat for unwinding and relaxation. With a log burner, this space becomes incredibly comfortable, especially during colder days.

Upstairs, the two double bedrooms offer a serene environment for a perfect night's sleep. With views over open fields, this cottage truly feels special.

The generous and private outside space ensures no immediate neighbors. A large garage to the side of the cottage and a well-proportioned gravel drive provide ample parking. The rear garden, mostly laid to lawn and surrounded by green hedging, is a lovely oasis of peace and tranquility.

This beautiful cottage, set in a rural location with ample space inside and out, is now ready for someone new to make it their home.

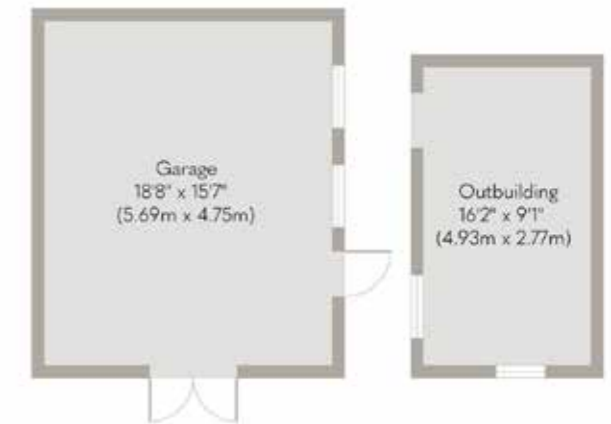




First Floor
Approximate Floor Area
435 sq. ft
(40.41 sq. m)



Ground Floor
Approximate Floor Area
814 sq. ft
(75.62 sq. m)



Outbuildings
Approximate Floor Area
438 sq. ft
(40.69 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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Eastmoor

A SERENE ESCAPE FROM THE MODERN WORLD



Nestled in the heart of the Norfolk countryside, Eastmoor is a rural idyll, around ten miles east of Downham Market. Surrounded by charming villages which exude timeless appeal, it's a serene escape from the modern world.

One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.

Note from the Vendor



“The property is in a fantastic location with amazing views.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0561-3023-8209-1747-0204

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: ///talent.salaried.sonic

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

 Cancer
Charity
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