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THE STORY OF

# The Cottage

*East Rudham, Norfolk*

SOWERBYS



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# The Cottage

East Rudham, Norfolk  
PE31 8RB

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Brick and Flint Cottage

No Onward Chain

Village Location

Oil Heating

Three Bedrooms

Beautiful Garden

Off Road Parking Church Views

Walking Distance to Shops/Pub

Garage

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**SOWERBYS FAKENHAM OFFICE**

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Located in an enticing village setting, The Cottage boasts a tasteful period accommodation with deceptive spaciousness. The current owners have meticulously enhanced and modernised the property, creating a warm and inviting atmosphere throughout.

The cosy living room, anchored by a striking feature fireplace with a wood-burner, seamlessly flowing into the newly fitted kitchen/dining area. Adorned with timeless cabinetry, a charming butler sink, and tiled flooring, the kitchen boasts integrated appliances discreetly tucked away, including a dishwasher and fridge/freezer. A practical small utility area off the rear lobby leads to the ground floor bathroom.

Upstairs, three generously proportioned bedrooms are serviced by a main shower room. The primary bedroom features a built-in wardrobe and picturesque views of the village church.

Outside, the rear garden has been thoughtfully landscaped for low maintenance yet abundant charm. Paved for ease of upkeep and bordered by mature flowerbeds, it offers a quiet and peaceful place to sit and relax. A central patio invites alfresco dining, complemented by a path leading to the workshop and garage. Accessible from the side via a 5-bar gate, the garden provides parking for multiple cars as well as a garage.

With its allure as a Norfolk bolt hole cherished by the current owners, The Cottage offers flexibility as a holiday cottage or permanent residence in this highly coveted village locale.





...creating a warm and inviting atmosphere throughout...





First Floor  
Approximate Floor Area  
412 sq. ft  
(38.29 sq. m)



Ground Floor  
Approximate Floor Area  
412 sq. ft  
(38.29 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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# East Rudham

A CONSERVATION VILLAGE TO  
LOVE AND CALL HOME

An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

The village was built around a central green with many period properties. It has a village hall/social club with sporting facilities, a coffee shop which serves pizza on certain evenings, pubs, a thriving primary school and a vet. A mobile postal van operates Monday to Friday and a general store is due to open soon.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



*Note from Sowerbys*



“In the serene embrace of nature, this cosy courtyard beckons with its charming blend of rustic stone and lush greenery.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

D. Ref:- 4334-1725-7300-0368-7202

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: ///pouch.cyber.obviously

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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

Nelson's  
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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