



Manor Road, Dersingham  
PE31 6LH

**BROWN & CO**



## Manor Road, Dersingham, PE31 6LH

Stunning Refurbished Cottage

Home Of Superior Quality

Desirable Location

Local To Sandringham Estate

Three Bedroom Holiday Let

Private Parking

Beautifully Landscaped Rear Garden



### INTRODUCTION

Brown & Co. offers a renovated 2 bedroom cottage and attached 3 bedroom cottage, of superior quality, in Manor Road, Dersingham; one of West Norfolk's most desirable villages which is situated on the edge of the Royal Sandringham Estate. Inspection of these stunning dwellings that are currently used as the owners main residence and holiday let cottage is essential to gain a full appreciation.

### LOCATION

Dersingham is one of the most sought-after and well-appointed villages in Norfolk. It is located on the edge of the Royal Estate in Sandringham and approximately 9 miles from the town of King's Lynn. The superb array of local amenities in the village is nothing short of astounding; these include Co-op and Spar supermarket, Garden Centre, three public houses/social club, two schools, pharmacy, hairdresser and beauty parlour, butcher, takeaways, post office and news agent with newspaper deliveries to name a few! Nearby, King's Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline train station to Ely, Cambridge and London. Dersingham also sits as a gateway village to the coast with beaches just a short drive away at Snettisham, Heacham, Hunstanton and beyond.

### THE PROPERTY

The property dates to 1826 and is understood to formerly be a row of five cottages constructed in brick and attractive shale carrstones, a local Norfolk stone which features extensively in the architecture of nearby Sandringham House. The main residence has been extensively renovated to an exceptional standard of quality and style. This comprises an entrance hall/boot room with storage, sitting room with wood burning stove and a simply wonderful open plan kitchen/dining/breakfast room with fitted kitchen, island unit and custom made oak and glass staircase to the first floor. There is also a utility room and wc. The entire ground floor is fitted with oak parquet flooring and fitted with high efficiency sealed unit double glazed windows. To the first floor are two large double bedrooms both with stunning en-suite facilities, one also have a walk in wardrobe.

Adjacent, is Swift Cottage, named by the owners after they noted delightful visits each year from the birds. This is a three bedroom cottage currently used as extra accommodation for family and as a holiday let. Here there is an entrance lobby, sitting room with attractive fireplace, dining room, kitchen/breakfast room with fitted kitchen and wc. Upstairs there are three bedrooms and family bathroom.

Outside the properties have private parking and beautiful

landscaped rear garden. This features a fantastic outdoor, covered, dining and seating area which really does need to be seen. There is also block paved patio with pergola and lawn surrounded by stunning borders.

### SERVICES

Gas central heating  
Mains water, drains, electric.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com).

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

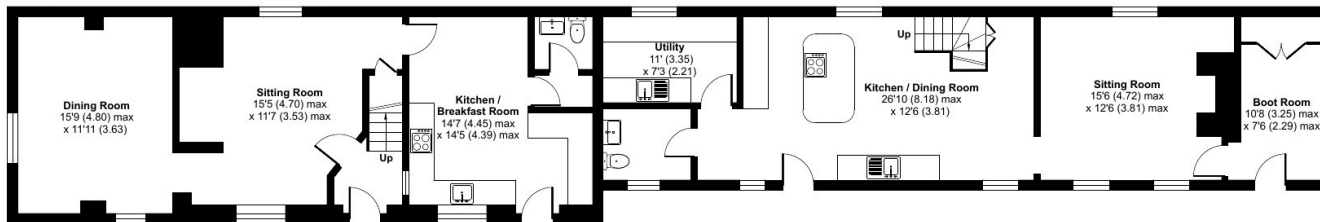
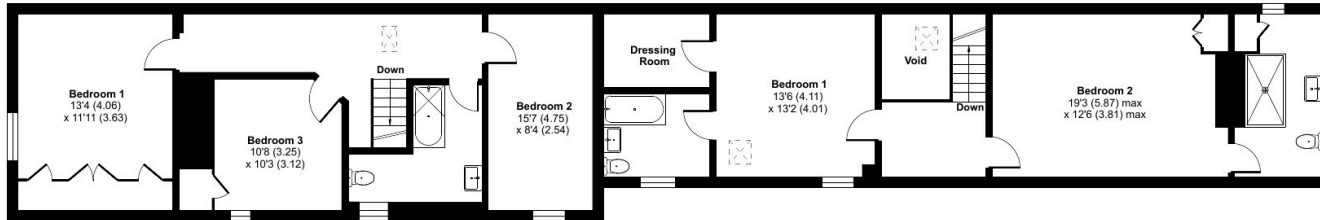
# Manor Road, Dersingham, King's Lynn, PE31

Approximate Area = 1436 sq ft / 133.4 sq m (excludes void)

Annexe = 1447 sq ft / 134.4 sq m

Total = 2883 sq ft / 267.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1165502

## IMPORTANT NOTICES

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