



THE STORY OF

# Post Office Cottage

*Sedgeford, Norfolk*

SOWERBYS



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# Post Office Cottage

Cole Green, Sedgford, Norfolk  
PE36 5LS

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Traditional Cottage

Village Location

Large Sitting Room

Modern Kitchen

Two Bathrooms

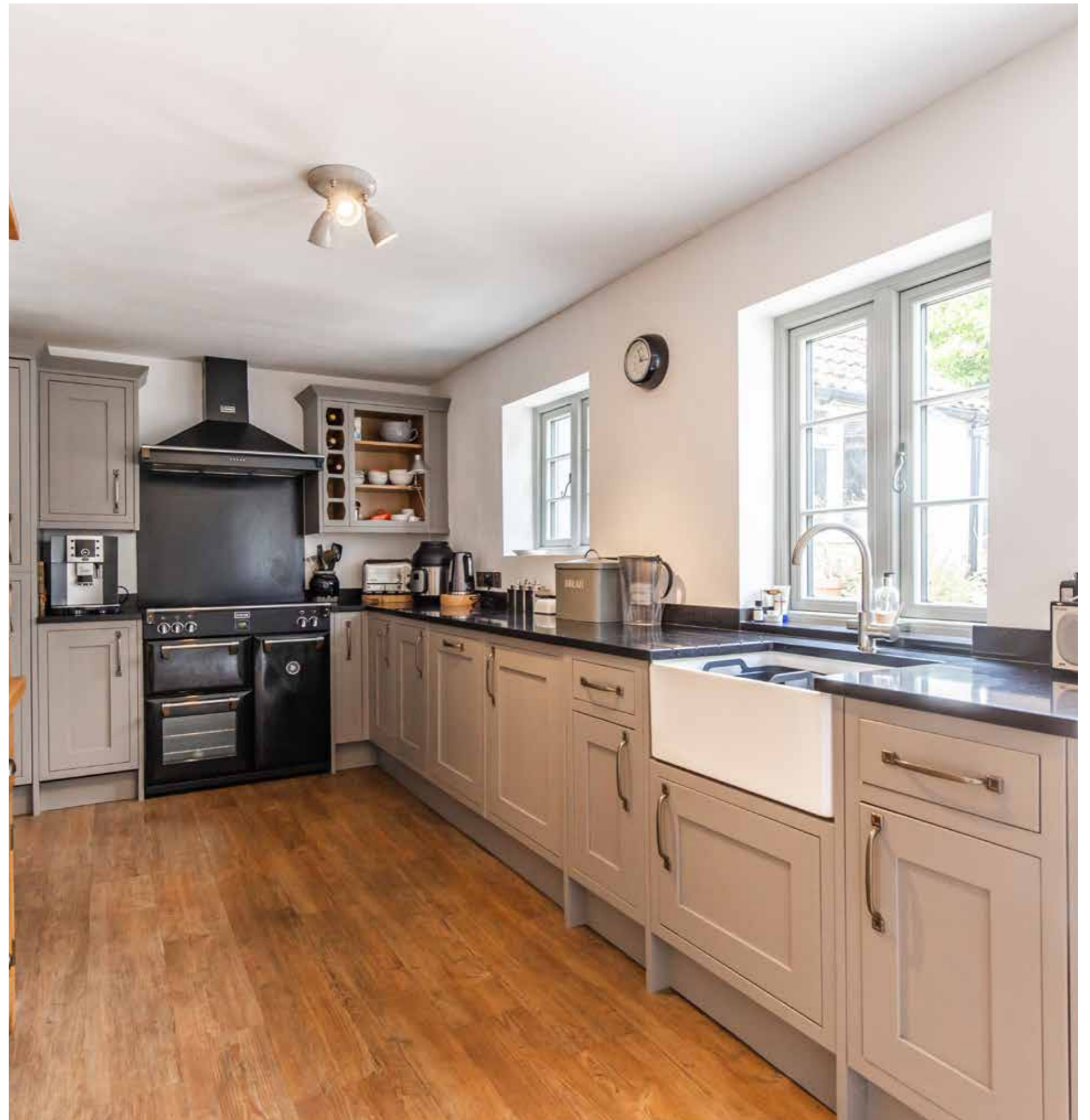
Original Features

Attractive Rear Garden

Workshop

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Nestled in the heart of a picturesque village, this double-fronted 'chocolate box' cottage offers a quintessential English countryside lifestyle, surrounded by gently rolling hills and just a short drive from the stunning coastline. The property exudes charm and character from the moment you step inside, with its large, inviting sitting room showcasing original beams and a stunning inglenook fireplace, perfect for cosy evenings by the fire.

The modern kitchen, thoughtfully designed with a blend of traditional charm and contemporary convenience, is a joy for any home cook. The ground floor also features a convenient bathroom and a practical boot room, ideal for storing muddy boots after a walk through the surrounding countryside.

Upstairs, you'll find two generously sized double bedrooms, each offering peaceful views of the surrounding landscape, and a beautifully appointed shower room.

The cottage's charm extends outdoors to the meticulously landscaped rear garden, designed for low-maintenance enjoyment. This delightful space is adorned with a variety of mature plants and shrubs, providing a serene oasis. The covered entertaining area is perfect for hosting friends and family, offering a cosy spot to relax, whatever the weather.

Additionally, the property benefits from a workshop/store room, providing ample space for hobbies or additional storage. Living in this enchanting cottage offers a unique blend of tranquillity, character, and convenience, making it the perfect home for those seeking the charm of village life with easy access to the coast.



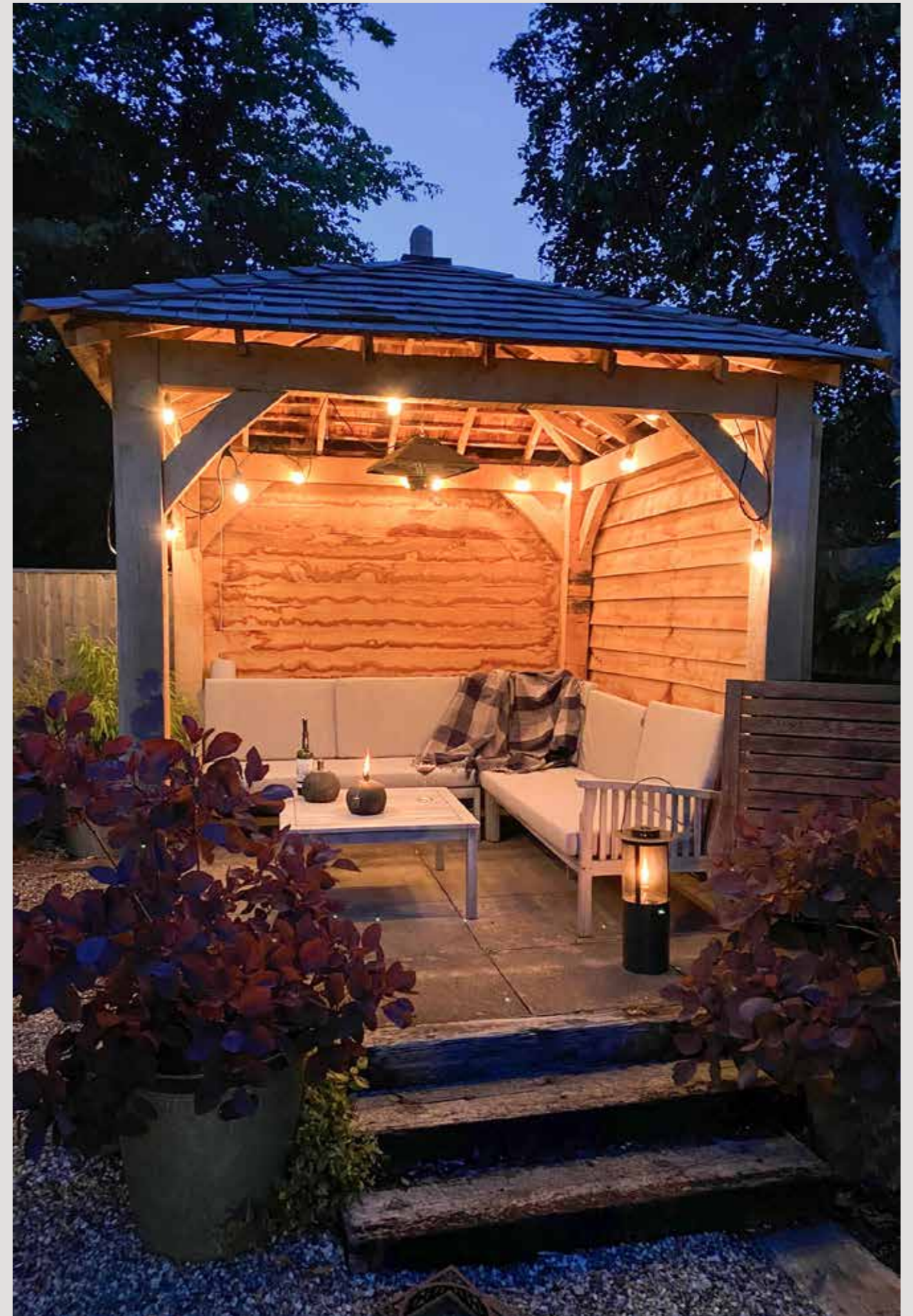
**First Floor**  
 Approximate Floor Area  
 320 sq. ft  
 (29.70 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 617 sq. ft  
 (57.32 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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# Sedgeford

DISCOVER COASTAL CHARM AND RICH HERITAGE

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



## Note from Sowerbys



“...this ‘chocolate box’ cottage offers a quintessential English countryside lifestyle, surrounded by gently rolling hills.”



### SERVICES CONNECTED

Mains electricity and water. Electric heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

G. Ref:- 2428-4079-7249-3315-6960

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: ///envisage.norms.dust

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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  
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for the homeless

 mind  
Norfolk and  
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