



THE STORY OF

Wishingwell Cottage

Great Hockham, Norfolk

SOWERBYS



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Wishingwell Cottage

The Street, Great Hockham
Norfolk, IP24 1NH

Thatched Grade II Listed Cottage

Character Throughout

Accommodation of Approximately 1,500 sq ft.

Kitchen/Dining Room

Three Bedrooms

Private Rear Garden

Driveway

One Bedroom Self-Contained Annexe

Village Location

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A captivating Grade II Listed cottage in the sought-after village of Great Hockham, this charming home boasts a unique blend of period features and modern comfort. Partially thatched and thoughtfully extended, the property spans over 1,500 sq. ft, offering generous living spaces filled with character.

The impressive, vaulted living room in the newer section of the house is bathed in natural light, creating a spacious yet inviting atmosphere. Exposed beams and a log burner add warmth and a cosy charm, making it the perfect spot to relax year-round.

In the original part of the cottage, you'll find a large kitchen/dining room, and a beautifully characterful sitting room. The sitting room is rich with period details, featuring exposed beams, a stunning inglenook fireplace with exposed brickwork, and original pavement tiles. The ground floor also benefits from a family bathroom and utility room.

The first floor boasts three well-proportioned bedrooms, each offering plenty of charm and comfort.

Outside, a secluded west-facing garden provides an ideal retreat, while a private driveway at the front offers convenient parking. To the rear, the garage has been expertly converted into a self-contained, one-bedroom annex, perfect for guests or as additional accommodation.





A unique property with
so much history and
character...



The Annexe



The Annexe



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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Great Hockham

PEACEFUL AND IDYLIC
RURAL CHARM

Great Hockham is a picturesque village located in the heart of Norfolk, offering a peaceful and idyllic setting for those seeking a rural lifestyle. The village is surrounded by beautiful countryside and provides a strong sense of community, making it an ideal place to live for families and individuals alike.

Nearby towns such as Thetford and Watton offer additional amenities and services, including supermarkets, schools, and leisure facilities. Thetford, in particular, is a historic market town with a rich heritage and a range of shops, restaurants, and recreational opportunities.

The area surrounding Great Hockham is known for its natural beauty, with Thetford Forest nearby, providing ample opportunities for outdoor activities such as walking, cycling, and wildlife spotting. The village also offers easy access to the A11, making it convenient for commuting to larger towns and cities such as Norwich and Cambridge.

Overall, Great Hockham and its neighbouring towns provide a perfect blend of rural charm and convenient amenities, making it an attractive location for those looking to enjoy a peaceful and fulfilling lifestyle in the Norfolk countryside.



Note from the Vendor



Wishingwell Cottage's garden.

“Thetford Forest is so close-by, and is a lovely environment for a walk.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///exacted.couriers.social

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